

Mendocino County

FEB 02 2022

Planning & Building Services

AUSTIN LEGAL GROUP

LAWYERS

3990 OLD TOWN AVE, STE A-101

SAN DIEGO, CA 92110

LICENSED IN

CALIFORNIA, ARIZONA & HAWAII

TELEPHONE

(619) 924-9600

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(619) 881-0045

February 2, 2022

Writer's Email:

gaustin@austinlegalgroup.com

VIA EMAIL

Ms. Julia Krog
County of Mendocino
501 Low Gap Road
Ukiah, CA 95482

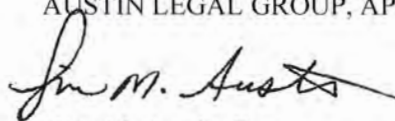
**RE: February 3, 2022 Planning Commission Meeting Agenda Item # 6a
Request for a Continuance of Rezone Request R_2019-0012**

Dear Ms. Krog:

Austin Legal Group represents the applicant, Brandy Moulton ("Applicant"), with respect to her rezone request application for a Cannabis Accommodation Combining District ("CACD") to include her existing cannabis cultivation operations at 17501 Jade Ct, Fort Bragg, CA 95437 and 15 other neighboring parcels ("Rezone Request" or "Project").

Applicant respectfully requests that the Planning Commission continue this Rezone Request to a date certain of March 3rd, 2022 or the next available meeting. Ms. Moulton has been a local operator in the area for several years and has developed a good reputation with her neighbors. Given the significant number of public comment letters submitted in opposition to this Rezone Request Ms. Moulton would like to poll the neighborhood to determine the exact amount of support and opposition from neighboring properties. It is important that the Planning Commission have accurate information regarding whether the opinions of people in opposition are stemming from neighboring properties in the vicinity of the proposed CACD or others.

Sincerely,
AUSTIN LEGAL GROUP, APC



Gina M. Austin, Esq.

cc: Planning Commission
Client

pbscommissions - Re: CASE#: R_2019-0012 and Case#: R_2019-0013

From: Frieda Feen <friedaf@mcn.org>
To: <pbs@mendocinocounty.org>, "bos@mendocinocounty.org"
 <bos@mendocinocount...>
Date: 2/16/2022 5:46 PM
Subject: Re: CASE#: R_2019-0012 and Case#: R_2019-0013
Cc: Frieda Feen <friedaf@mcn.org>
Attachments: 2-1-22 R_2019-0012 word 2.docx

RECEIVED
 FEB 24 2022

Planning & Building Services

On Feb 1, 2022, at 12:09 PM, Frieda Feen <friedaf@mcn.org> wrote:

TO: Department of Planning and Building Services
 Commission Staff
 860 North Bush Street
 Ukiah, CA 95482
pbscommissions@mendocinocounty.org
 Phone [707-234-6650](tel:707-234-6650)
 Fax [707-463-5709](tel:707-463-5709)
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

FROM: Carol A. Feen/Frieda Feen
 15710 Shane Drive
 Fort Bragg, CA 95437

Mailing Address
 Carol A. Feen/Frieda Feen
 P.O. Box 988
 Mendocino, CA 95460
friedaf@mcn.org
 Phone [707-962-9246](tel:707-962-9246)

February 1, 2022

To the Mendocino County Department of Planning and Building Services and the Mendocino County Board of Supervisors,

Concerning Case#: R_2019-0012 and Case#: R_2019-0013.

I request this letter be **entered into the record for Case#: R_2019-0012 and Case#: R_2019-0013.**

I strongly oppose CASE#: R_2019-0012 and Case#: R_2019-0013, Rezones to create Cannabis Accomodation Combining Districts.

On June 29, 2021 At 9:52 a.m. I received a telephone message from then Planner Chevon Holmes, which I saved, stating "the withdrawal of application (CASE#: R_2019-0012) by the

applicant. That rezone request was withdrawn by the applicant and is no longer under consideration by the Mendocino County Planning Commission or the Board of Supervisors. If you do still have questions please feel free to reach out to me. Again, the application has been withdrawn and is no longer up for a consideration.”

I have made numerous calls to Planner Russell Ford since receiving this message from Chevon Holmes, asking for any updates on these applications but have not received any calls in return.s

On January 27, 2022 I received the Notice of Public Hearing dated January 21, 2022, postmarked January 24, 2022 noticing (yet again!) R_2019-0012!

Brandy Moulton is yet again holding the county, zoning policy, and our rural residential neighborhoods hostage by submitting-withdrawing-re-submitting-suing-again-submitting this Cannabis Accommodation Combining District/Rezoning Policy mess! I can only imagine the number of law suits the county would face if these applications were approved!

Recently (1/25/22) in an interview on KZYX Supervisor Ted Williams referred to Cannabis policy in rural residential areas, "... like putting Gas Stations in Rural Residential neighborhoods.”

How would the county ever be able to apply sensible zoning with this nonsensical policy making again!

Following is my letter from the previous go-around on this application.

In this letter I will be addressing CASE#: R_2019-0012, as my property is within 350 feet from this proposed “district,” therefore I received notice regarding this application. The issues I will be addressing also apply to Case#: R_2019-0013, therefore I am voicing my opposition to both proposed rezones and pledging my support for my neighbors opposing the proposed CA Accommodation Combining Districts in both neighborhoods.

Although the County listed the date filed for R_2019-0012 as 10/30/2019 in the document copied below, the applicant’s application form is actually dated 1/19/21 *see the copy below.

Right away there is a conflict between the County’s deadline (copied below) for applications for CA Combining Districts as November 1, 2019; and the applicants Application Form (copied below) dated 1/19/21. Brandy Moulton failed to meet the County’s deadline by 2 years and 2 months!

CASE#: R_2019-0012

DATE FILED: 10/30/2019

OWNER: VARIOUS

APPLICANT: BRANDY MOULTON

REQUEST: Rezone to create a Cannabis Accommodation Combining District of sixteen (16) parcels to facilitate greater flexibility in the development standards related to cannabis cultivation for existing commercial cannabis cultivation sites and suspend the ‘Sunset Provision for Residential Districts’ to facilitate continued operation.

ENVIRONMENTAL DETERMINATION: Addendum to the previously adopted Mitigated Negative Declaration (MNS; SCH#[2016112028](#)) pursuant to Section 15164 Article II, Title 14 of the California Code of Regulations (CCR) as required by the California Environmental Quality Act (CEQA) for the Mendocino Cannabis Cultivation Regulations appropriately addressed requirements under CEQA and determined that no conditions calling for preparation of a subsequent environmental document and no additional analysis is required.

LOCATION: 6.4 +/- Miles southeast of Fort Bragg City center, lying on the east side of Jade Ct. (CR 453), 0.1 +/- miles east of its intersection with Amethyst St. (CR 451); located at multiple addresses: APN’s: 019-560-31, 019-560-12, 019-560-29, 019-560-41, 019-560-62, 019-560-63, 019570-16, 019-570-17, 019-570-19, 019-570-24, 019-570-25, 019-570-26, 019-570-27, 019-570-28, 019-570-29, 019-570-32.

SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: CHEVON HOLMES

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CHAPTER 20.118 - "CA" CANNABIS ACCOMMODATION COMBINING DISTRICT

Sec. 20.118.030. - Establishment of CA Combining District.

(D) Applications for CA Combining Districts will be accepted until November 1, 2019.

Property owners of 14 (fourteen) out of the 16 (sixteen) parcels included in the so-called "district" had no idea that this application R_2019-0012 existed. Property owners and owners of adjacent property had no idea these parcels were being considered for rezoning from rural residential to commercial/agricultural! Property owners did not receive notice from the County regarding the virtual hearing scheduled for June 3, 2021 where the Mendocino County Planning Commission planned the public hearing on the Cannabis Accommodation Combining District Rezoning project and the Draft Addendum to the previously adopted Mitigated Negative Declaration. No-one in the neighborhood—except for 2 (two), both with applications for cannabis cultivation permits filed with the county, including the 1(one) applicant who cobbled together, unbenownst to everyone else in the "district"—had any awareness that their Rural Residential property was slated for rezoning where "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." From (Ord. No. [4420](#), § 4, 12-4-2018) Sec. 20.118.020. (A)-Applicability.

To my knowledge, only 2 (two) of the 16 (sixteen) parcel owners within the "district" were aware their parcels would be included in the "district." The remaining 14 (fourteen) property owners and the adjacent property owners were caught by surprise. We had no reason to suspect that **our overwhelmingly successful vote in 2018 against the Mitchell Creek North and South Cannabis Overlays were somehow, without our knowledge being completely ignored by the County.** That the County was in the final stages of forcing a rezone on us. Why wasn't every property owner who voted in 2018 notified that the county had completed and passed an ordinance that essentially repealed our vote? This is not responsible governance.

These property owner's have no desire for a Cannabis Accommodation District, had not applied for a zoning change, do not desire a Cannabis Accommodation District. They only discovered their APNs included in the parcels listed in a notice that was not sent to the property owners themselves, but shared with them by neighbors within 350 feet from the "district!" These property owners' did not receive notice from the County but found out when their neighbors whose properties are adjacent to the proposed "district" were noticed and contacted their neighbors whose parcels were listed to find out what the hell was going on! We learned that our neighbors whose properties were listed in the notice had no knowledge of any of this and were flabbergasted to learn about what was happening! Very disconcerting. How is this possible, that the people whose properties were being considered by the County the following week to be potentially rezoned were completely unaware of this project or application? How is it possible for these 16 (sixteen) APN's were cobbled together by 1 (one) property owner and the County to author the Cannabis Accommodation District 2019-0012 without including all those impacted by this project?

Unfortunately an additional Cannabis Accommodation District 2019-0013 is up against the same dilemma, the same applicant, and the County's same tactics negatively impacting our neighbors

just to the North of us who also voted in 2018 against the Cannabis Overlay North, find themselves in the same predicament.

If, per the Cannabis Ordinance, 60% approval is required by the owners' of the parcels included in the "district," and 14 (fourteen) of the sixteen parcel owners' were unaware that their parcels were included in the "district," and had no reason to suspect that their successful vote in 2018 against the Mitchell Creek North and South Cannabis Overlay was somehow, without their knowledge, being ignored. Implicates the county in deception. **The County had not informed us about this project or updates since the 2018 vote to remove Mitchell Creek North and South from the proposed Cannabis Accommodation Combining Districts. Does the County consider not knowing that the property you own is about to be rezoned from rural residential to commercial agricultural is in some way approval?** How were those property owners who had absolutely no knowledge of this application and project, supposed to take action to rescind their parcels from the district without knowledge of the project? This is purposeful trickery. Where is the County's integrity in this matter? Without an appropriate response from Mendocino County acknowledging the clear disregard for input and inclusion in the Cannabis Ordinance, Cannabis Accommodation District, the application R_2019-0012, and now to add insult to injury The Tourist Facilities Ordinance, all without EIR/CEQA input. This mess is a Class Action Suit waiting to happen.

I received a telephone message from Planner Chevon Holmes on June 29, 2021 At 9:52 a.m., which I saved, stating "the withdrawal of application by the applicant. That rezone request was withdrawn by the applicant and is no longer under consideration by the Mendocino County Planning Commission or the Board of Supervisors.

If you do still have questions please feel free to reach out to me.

Again, the application has been withdrawn and is no longer up for a consideration."

An application to create a Cannabis Accommodation Combining District requires submission of a petition that demonstrates support for the proposed CA district by more than sixty percent of the affected property owners and therefore, it is possible that a property be included in the proposed district and the owner not actively participate. Staff has attached the applicable zoning chapter for your review which provides additional information with regard to district requirements.

(Ord. No. 4420, § 4, 12-4-2018) Sec. 20.118.030. - Establishment of CA Combining District.

- (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 either:
- (1) A petition that demonstrates support for the proposed CA district by more than sixty percent (60%) of the affected property owners (as demonstrated by one (1) owner's signature per legal parcel) within the proposed CA district; or
 - (2) 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.

The full referall packet for the Cannabis Accommodation District, the highlighted "district" including 16 parcels in the notice (vs. the 15 parcels as the application lists), presents details that only apply to 1 (one) parcel APN#019-560-31, SE & A's property ownership and Brandy Moulton's

application for agricultural industry on that particular property, should not be assumed to address whether the conditions for the additional 14 or 15 parcels included in the “district” would meet the necessary conditions to qualify for permit.

Clearly the maps show that each individual parcel within the so-called “district” is unique in regard to meeting the necessary Environmental Data needed to bypass CEQA and meet the many requirements.

In fact I would argue that Brandy Moulton’s application is incomplete and inaccurate and does not represent what actually does take place on that parcel. Neighbors routinely witness activity on said parcel suggesting ongoing construction vs. a completed and approved site, multiple shifts of multiple workers on site, concrete trucks going in and out of the gates, etc., etc.

The application is incomplete. This application only represents 1(one) parcel APN# 019-5601-31, and the desires of 2 people, the owner — who is not named in the application, but appears on page as SE&A Inc.— and the applicant, Brandy Moulton. The application does not address the additional 15 (fifteen parcels) — 019-560-12, 019-560-29, 019-560-41, 019-560-62, 019-560-63, 019-570-16, 019-570-17, 019-570-19, 019-570-24, 019-570-25, 019-570-26, 019-570-28, 019-570-29, 019-570-32, and one missing APN# that is not noted in the listing of parcels included in the “district,” on page 1 of the county’s document dated March 11, 2021, stating 16 (sixteen) parcels and noting only 15 (fifteen). The only parcel considered for its environmental impact and signed off by the necessary agencies is the applicants. The micro-environments in this “district” represent many distinct ecologies each one with unique soils, plants, wildlife, fire dangers, aquifers, animal and human populations and needs.

To my knowledge, only 2 (two) of the 16 (sixteen) parcel owners within the “district” were aware their parcels would be included in the “district.” The remaining 14 (fourteen) property owners were caught by surprise, had no reason to suspect that their successful vote in 2018 against the Mitchell Creek North and South Cannabis Overlay was somehow, without their knowledge being completely ignored and the county was in its final stages of forcing a rezone on them. These property owner’s who have no desire for and have not applied for a zoning change and do not desire a Cannabis Accommodation District — discovered their APNs included in the parcels listed in the notice that these property owners’ did not receive but found out from their neighbors whose properties are adjacent to the “district,” who were noticed and contacted them to find out what the hell was going, on only to learn they had no knowledge of any of this and were flabbergasted to learn about what was happening! Very disconcerting. How is this possible, that the people whose properties were being considered by the county the following week to be rezoned were completely unaware of this project or application? How is it possible for these 16 (sixteen) APN’s to be cobbled together by 1 (one) property owner, for one applicant and the County to be the authors of 2019-0012 without including all those impacted?

That have not determination of if they meet the agents name and information is deleted from the application, signatures are missing, let alone not

If 60% approval is required by the owners’ of the parcels included in the “district,” and 14 (fourteen) of the sixteen parcel owners’ were unaware that their parcels were included in the “district,” and had no reason to suspect that their successful vote in 2018 against the Mitchell Creek North and South Cannabis Overlay was somehow, without their knowledge being ignored. Implicates the county in deception. Does the county consider not knowing, not being aware that the property you own is about to be rezoned from rural residential to commercial agricultural is in some way approval. This is trickery worthy of a class action response. Where is the County’s integrity in this matter?

The un-named owner approached a number of the property owners whose parcels—unbeknown to them until a week before the scheduled hearing—were included in the “district” and about to be rezoned from rural residential to commercial/agricultural, showed up at the homes of some of the owners’ in an attempt to convince them not to rescind their property from the district. This person has a reputation as a bully. People are feeling unsafe to act in their best interest for fear of retribution.

The HOA (Home Owner’s Association) covenant for the Shane Drive parcels states that, **residential use only is allowed** on the lots. Anything commercial is in violation of the Covenant they signed and agreed to when they purchased land/house in the subdivision.

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Come on Mendocino County Departmnet of Planning and Building Services let’s get it together and act as if Zoning declarations actually matter. That designations such as Rural Residential have meaning and that it is the County’s job to uphold them.

Please deny R_2019-0012/0013, AND let’s put this CACD nonsense behind us once and for all.

Thank you,

Carol A. Feen/Frieda Feen

February 1, 2022

TO: Department of Planning and Building Services
Commission Staff
860 North Bush Street
Ukiah, CA 95482
pbscommissions@mendocinocounty.org
Phone 707-234-6650
Fax 707-463-5709
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

RECEIVED
FEB 24 2022
Planning & Building Services

FROM: Carol A. Feen/Frieda Feen
15710 Shane Drive
Fort Bragg, CA 95437

Mailing Address
Carol A. Feen/Frieda Feen
P.O. Box 988
Mendocino, CA 95460
friedaf@mcn.org
Phone 707-962-9246

February 1, 2022

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SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: CHEVON HOLMES

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(D)



PLANNING & BUILDING SERVICES

CASE NO:	_____
DATE FILED:	_____
FEE:	_____
RECEIPT NO:	_____
RECEIVED BY:	_____
<i>Office Use Only</i>	

APPLICATION FORM

APPLICANT:

Name: Brandy Moulton Phone: 707 223 1129
 Mailing Address: 18601 N HWY 1 #166
 City: Fort Bragg State/Zip: CA 95437 Email: brandy@sovereign707.com

PROPERTY OWNER:

Name: SEGA Phone: 707 223 1129
 Mailing Address: 18601 N HWY 1 #166
 City: Fort Bragg State/Zip: CA 95437 Email: brandy@sovereign707.com

AGENT:

Name: _____ Phone: _____
 Mailing Address: _____
 City: _____ State/Zip: _____ Email: _____

ASSESSOR'S PARCEL NUMBER/S: 0195603100

TYPE OF APPLICATION:

- | | | |
|---|--|---|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard Development Permit | <input type="checkbox"/> Reversion to Acreage |
| <input type="checkbox"/> Agricultural Preserve: New Contract | <input type="checkbox"/> General Plan Amendment | <input checked="" type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve: Cancellation | <input type="checkbox"/> Land Division - Minor | <input type="checkbox"/> Use Permit - Cottage |
| <input type="checkbox"/> Agricultural Preserve: Rescind & ReEnter | <input type="checkbox"/> Land Division - Major | <input type="checkbox"/> Use Permit - Minor |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division - Parcel | <input type="checkbox"/> Use Permit - Major |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Land Division - Re-Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Other |

I certify that the information submitted with this application is true and accurate.

 Signature of Applicant/Agent Date

 Signature of Owner Date 1/19/21

Applications for CA Combining Districts will be accepted until **November 1, 2019.**



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If you do still have questions please feel free to reach out to me.

Again, the application has been withdrawn and is no longer up for a consideration.”

An application to create a Cannabis Accommodation Combining District requires submission of a petition that demonstrates support for the proposed CA district by more than sixty percent of the affected property owners and therefore, it is possible that a property be included in the proposed district and the owner not actively participate. Staff has attached the applicable zoning chapter for your review which provides additional information with regard to district requirements.

(Ord. No. 4420, § 4, 12-4-2018) Sec. 20.118.030. - Establishment of CA Combining District.

- (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 either:
- (1) A petition that demonstrates support for the proposed CA district by more than sixty percent (60%) of the affected property owners (as demonstrated by one (1) owner's signature per legal parcel) within the proposed CA district; or
 - (2) 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.

The full referall packet for the Cannabis Accomodation District, the highlighted “district” including 16 parcels in the notice (vs. the 15 parcels as the application lists), presents details that only apply to 1 (one) parcel APN#019-560-31, SE & A’s property ownership and Brandy Moulton’s application for agricultural industry on that particular property, should not be assumed to address whether the conditions for the additional 14 or 15 parcels included in the “district” would meet the necessary conditions to qualify for permit.

Clearly the maps show that each individual parcel within the so-called “district” is unique in regard to meeting the necessary Environmental Data needed to bypass CEQA and meet the many requirements.

In fact I would argue that Brandy Moulton’s application is incomplete and inaccurate and does not represent what actually does take place on that parcel. Neighbors routinely witness activity on said parcel suggesting ongoing construction vs. a completed and approved site, multiple shifts of multiple workers on site, concrete trucks going in and out of the gates, etc., etc.

The application is incomplete. This application only represents 1(one) parcel APN# 019-5601-31, and the desires of 2 people, the owner — who is not named in the application, but appears on page as SE&A Inc.— and the applicant, Brandy Moulton. The application does not address the additional 15 (fifteen parcels) — 019-560-12, 019-560-29, 019-560-41, 019-560-62, 019-560-63, 019-570-16, 019-570-17, 019-570-19, 019-570-24, 019-570-25, 019-570-26, 019-570-28, 019-570-29, 019-570-32, and one missing APN# that is not noted in the listing of parcels included in the “district,” on page 1 of the county’s document dated March 11, 2021, stating 16 (sixteen) parcels and noting only 15 (fifteen). The only parcel considered for its environmental impact and signed off by the necessary agencies is the applicants. The micro-environments in this “district” represent many distinct ecologies each one with unique soils, plants, wildlife, fire dangers, aquifers, animal and human populations and needs.

To my knowledge, only 2 (two) of the 16 (sixteen) parcel owners within the “district” were aware their parcels would be included in the “district.” The remaining 14 (fourteen) property owners were caught by surprise, had no reason to suspect that their successful vote in 2018 against the Mitchell Creek North and South Cannabis Overlay was somehow, without their knowledge being completely ignored and the county was in its final stages of forcing a rezone on them. These property owner’s who have no desire for and have not applied for a zoning change and do not desire a Cannabis Accomodation District — discovered their APNs included in the parcels listed in the notice that these property owners’ did not receive but found out from their neighbors whose properties are adjacent to the “district,” who were noticed and contacted them to find out what the hell was going, on only to learn they had no knowledge of any of this and were

flabbergasted to learn about what was happening! Very disconcerting. How is this possible, that the people whose properties were being considered by the county the following week to be rezoned were completely unaware of this project or application? How is it possible for these 16 (sixteen) APN's to be cobbled together by 1 (one) property owner, for one applicant and the County to be the authors of 2019-0012 without including all those impacted?

That have not determination of if they meet the agents name and information is deleted from the application, signatures are missing, let alone not

If 60% approval is required by the owners' of the parcels included in the "district," and 14 (fourteen) of the sixteen parcel owners' were unaware that their parcels were included in the "district," and had no reason to suspect that their successful vote in 2018 against the Mitchell Creek North and South Cannabis Overlay was somehow, without their knowledge being ignored. Implicates the county in deception. Does the county consider not knowing, not being aware that the property you own is about to be rezoned from rural residential to commercial agricultural is in some way approval. This is trickery worthy of a class action response. Where is the County's integrity in this matter?

The un-named owner approached a number of the property owners whose parcels—unbeknown to them until a week before the scheduled hearing—were included in the "district" and about to be rezoned from rural residential to commercial/agricultural, showed up at the homes of some of the owners' in an attempt to convince them not to rescind their property from the district. This person has a reputation as a bully. People are feeling unsafe to act in their best interest for fear of retribution.

The HOA (Home Owner's Association) covenant for the Shane Drive parcels states that, **residential use only is allowed** on the lots. Anything commercial is in violation of the Covenant they signed and agreed to when they purchased land/house in the subdivision.

The full referall packet for the Cannabis Accomodation District, the highlighted "district" including 16 parcels in the notice (vs. the 15 parcels as the application lists), presents details that only apply to 1 (one) parcel APN#019-560-31, SE & A's property ownership and Brandy Moulton's application for agricultural industry on that particular property, should not be assumed to address whether the

conditions for the additional 14 or 15 parcels included in the “district” would meet the necessary conditions to qualify for permit.

Come on Mendocino County Department of Planning and Building Services let's get it together and act as if Zoning declarations actually matter. That designations such as Rural Residential have meaning and that it is the County's job to uphold them.

Please deny R_2019-0012/0013, AND let's put this CACD nonsense behind us once and for all.

Thank you,

Carol A. Feen/Frieda Feen

pbscommissions - Fwd: Case#: R_2019-0012

RECEIVED
FEB 03 2022
Planning & Building Services

From: Katherine Montgomery <kamontg@pacbell.net>
To: <pbscommissions@mendocinocounty.org>
Date: 2/3/2022 9:54 AM
Subject: Fwd: Case#: R_2019-0012

Today's stench is particularly bad. Frankly, I'm very tired of smelling pot!

Kathy

Begin forwarded message:

From: Katherine Montgomery <kamontg@pacbell.net>
Date: January 29, 2022 at 22:28:17 PST
To: pbscommissions@mendocinocounty.org
Subject: Case#: R_2019-0012

Case #: R_2019-0012

Hearing date: 02/03/2022
Time: 9am

To the Mendocino County Planning Commission:

We are writing in regard to the application to rezone our residential neighborhood. We are opposed to the granting of the application.

Our property at 17451 Jade Court, Fort Bragg, abuts the applicant's property. Unlike the applicant, we live on our property and suffer the inconveniences the neighboring cannabis business entails:

1. An unpleasant odor that on occasion reaches our house.
2. Trespassing on our property by thieves gaining access to the cannabis-growing neighbor. (This occurred sometime between when we closed our gate on January 11, 2021 and when we opened it the next morning.)
3. Extra wear and tear by the vehicles and heavy equipment used for projects on the cannabis property. The cul-de-sac in front of the entrance to our property is in bad shape.

When we purchased the property in July 2018 it was with the understanding that the cannabis business was to terminate in two years. That clearly has not happened. Moreover, the property continues to be developed for growing cannabis.

The existence of a cannabis business in our neighborhood is not consistent with its residential character. Rezoning will only aggravate the negative impact the business has on our neighborhood. We respectfully request that the application be denied and that the 2022 sunset deadline remain in effect without any further extensions.

Katherine A. Montgomery
Lynette E. Parker
17451 Jade Court
Fort Bragg, CA. 95437

ATTACHMENT C

James Feenan - Against Rezoning

From: Richard & Sharon Brayton <rsbrayton@gmail.com>
To: <pbs@mendocinocounty.org>
Date: 1/26/2022 8:55 AM
Subject: Against Rezoning

Mendocino County

JAN 29 2022

Planning & Building Services

To Whom it May Concern,

I am opposed to these applications

R-2019-0012 for Franklin Road

R-2019-0012 for Jade Ct.

Thank You

Richard Brayton

31501 Pearl Drive

Fort Bragg, Ca

pbscommissions - Fwd: Correction to Previous Email

From: PBS PBS
To: pbscommissions
Date: 1/25/2022 2:39 PM
Subject: Fwd: Correction to Previous Email

Mendocino County

JAN 26 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:(707)234-6650)*Coast Office:*

120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:(707)964-5379)*Web:* www.co.mendocino.ca.us/planning/

>>> Linda Rosengarten <tolinda@mcn.org> 1/25/2022 1:36 PM >>>

To: Department Staff at Planning & Building Services, Mendocino County**Re: My error in sending you My Email meant for Planning Commissioner Marie Jones (I sent her one, as well) with the subject of two Cannabis Accommodation District Applications****Even so: The content of said email is basically for you, as well; with the exception that I urge you to *not recommend* said applications.**

If I've made this unclear, please let me know and I will attempt to clarify.

Thank you for your consideration,

Sincerely,

Linda Rosengarten

16650 Mitchell Creek Drive

Fort Bragg, CA 95437

(707) 964-37892

--

Linda Rosengarten

16650 Mitchell Creek Drive

Fort Bragg, CA 95437

pbscommissions - Fwd: Cannabis rezoning applications

From: PBS PBS
To: pbscommissions
Date: 1/28/2022 2:20 PM
Subject: Fwd: Cannabis rezoning applications

Mendocino County

JAN 31 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

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>>> Nancy Philips <gumbypoke@roadrunner.com> 1/28/2022 11:14 AM >>>

Please deny the below-referenced applications for rezoning. My husband and I live on Franklin Road and strenuously object to the idea of permitting commercial marijuana growing areas on our residential neighborhood. We've already voted on this and the majority voted against it. Please stand your ground and those of your constituents by denying these rezoning applications.

R-2019-0013 for Franklin Rd.

R-2019-0012 for Jade Ct.

Thank you,

Nancy Philips
Casey J. Philips
17390 Franklin Road
Fort Bragg

pbscommissions - Fwd: Sovereign's cultivation facility

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:43 PM
Subject: Fwd: Sovereign's cultivation facility

Mendocino County

FEB 02 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

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Web: www.co.mendocino.ca.us/planning/

>>> Jon Allegre <jonallegre707@gmail.com> 2/1/2022 8:56 AM >>>

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

Sincerely,

Jon Allegre

pbscommissions - Fwd: Please do not continued commercial cannabis operations in our RR-2 neighborhoods!!!

From: PBS PBS
To: pbscommissions
Date: 1/25/2022 2:39 PM
Subject: Fwd: Please do not continued commercial cannabis operations in our RR-2 neighborhoods!!!

Mendocino County

JAN 26 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino
Main Office:
860 N. Bush St, Ukiah CA 95482
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Coast Office:
120 W. Fir St, Fort Bragg CA 95437
Phone: [\(707\) 964-5379](tel:7079645379)
Web: www.co.mendocino.ca.us/planning/

>>> SerafinArts <serafinarts@gmail.com> 1/25/2022 1:40 PM >>>

r Members of the Planning Commission and Board of Supervisors,
a Resident of the neighborhood ~~RR-2~~ neighborhoods.
" do not continued commercial cannabis operations in our RR-2 neighborhoods.
I have been a resident in the Simpson Lane and Mitchell Creek community,
for over 29 years.
the water issues around continuing the commercial cannabis rezoning. Other owners
and zone are also opposed. Some new owners had no idea their property w

the case numbers to reference are:

- 2019-0012 for Franklin Rd.
- 2019-0012 for Jade Ct.

Thank you for your consideration on this important issue for all of us living here!
Serafina Andrews

pbscommissions - Cannabis Accommodation Combining Districts (CACD)

From: Michael & Marybeth Arago <mbarago@men.org>
To: <pbs@mendocinocounty.org>
Date: 2/1/2022 2:25 PM
Subject: Cannabis Accommodation Combining Districts (CACD)

Mendocino County**FEB 02 2022****Planning & Building Services**

Dear Planning Commissioners,

As long time Mendocino coast residents, we would like to voice our opposition to the two rezoning applications for Cannabis Combining Districts (CACD) in our community.

Allowing cannabis grows in residential neighborhoods would be to the detriment of all the landowners who have chosen to live there. There is a housing crisis here on the Mendocino coast. Taking parcels that could be potential housing sites and using that land to grow cannabis, which there is currently a surplus of, seems counterproductive. As well, the crime associated with cannabis grows is not something we need in residential neighborhoods. Approving these applications would open up a Pandora's box for others to grow commercial cannabis in RR-2 zones, something a majority of landowners vehemently oppose.

We ask that you deny case numbers R-2019-0012 and R-2019-0012 and keep our residential neighborhoods free from commercial cannabis operations.

Sincerely,

Michael & Marybeth Arago

32560 Old Willits Road

Fort Bragg, CA 95437

ATTACHMENT C

pbscommissions - Fwd: Applications R2019-0012 Jade ct. R2019-0013 Franklin Rd.

From: PBS PBS
To: pbscommissions
Date: 2/2/2022 1:42 PM
Subject: Fwd: Applications R2019-0012 Jade ct. R2019-0013 Franklin Rd.

Mendocino County

FEB 02 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:(707)234-6650)

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120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:(707)964-5379)

Web: www.co.mendocino.ca.us/planning/

>>> renatacoury <renatacoury@hughes.net> 2/2/2022 3:34 AM >>>

From: Renata <renatacoury@hughes.net>
To: pbs <pbs@mendocinocounty.org>
Date: Tuesday, 1 February 2022 10:59 PM EST
Subject: Applications R2019-0012 Jade ct. R2019-0013 Franklin Rd.

Hello Planning Commission,

We are writing today to state we are opposed to rezoning any properties in our RR2 Mitchel Creek neighborhoods to Commercial Agriculture, cannabis cultivation. We opposed it in 2021 and in 2018.

We agree and support emails from Property Owners submitted to you stating their serious concerns of the negative impacts of Commercial Grows. Please refer to emails submitted by A. Garza, J. Campagna, J. Nixon, K. Montgomery, K. Abramson and others. We agree with your Staff recommendation and request Brandy Moulton's applications be denied and the 2022 Sunset deadline

remain in effect.

Sincerely,

Renata and Steven Coury

2-1-2022

renatacoury@Hughes.net

pbscommissions - Fwd: Sovereign Grow

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:35 PM
Subject: Fwd: Sovereign Grow

Mendocino County

FEB 02 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

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Phone: [\(707\) 964-5379](tel:(707)964-5379)

Web: www.co.mendocino.ca.us/planning/

>>> denyse specktor <denysespecktor@gmail.com> 1/31/2022 7:35 PM >>>

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

Sincerely,
denyse

pbscommissions - R_2019-0012 and 2019-0013

From: J <jennifer.e.diaz75@gmail.com>
To: <pbs@mendocinocounty.org>
Date: 2/1/2022 4:21 PM
Subject: R_2019-0012 and 2019-0013

Mendocino County

FEB 02 2022

Planning & Building Services

Let Sovereign continue to cultivate 🌱

pbscommissions - R_2019-0012 and 2019-0013

Mendocino County

From: Jean Dyer <jmdyer712@gmail.com>
To: <pbs@mendocinocounty.org>
Date: 1/31/2022 7:48 PM
Subject: R_2019-0012 and 2019-0013

FEB 02 2022

Planning & Building Services

Mendocino County Staff and Planning Commission,

I am writing to voice my 100% support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

SOVEREIGN provides clean, craft cannabis to the entire state as well as employing MANY citizens of Mendocino county. It would be at the community's absolute detriment to deny this application, resulting in loss of jobs, income, taxes, and extremely well cared for product supply.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

Sincerely, Jean Dyer

pbscommissions - Application for Sovereign Farm

From: Amanda Feathers <truckee feathers@gmail.com>
To: <pbs@mendocinocounty.org>
Date: 1/31/2022 8:15 PM
Subject: Application for Sovereign Farm

Mendocino County

FEB 02 2022

Planning & Building Services

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013). This is one of the best musical suppliers in California. Their products greatly help my pain and it would be very sad to see them go. It is very hard to find decent products on the market, even with the large amounts on the shelf.

I have suffered from Lyme disease and rheumatoid arthritis. I am very specific about what farms I support. I know they treat their workers well. Choosing to not continue their farm would be a sad day for many families and community members.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

**Sincerely,
Amanda Feathers**

Sent from my iPhone

pbscommissions - Fwd: CASE#: R_2019-0012 and Case#: R_2019-0013

From: PBS PBS
To: pbscommissions
Date: 2/2/2022 1:42 PM
Subject: Fwd: CASE#: R_2019-0012 and Case#: R_2019-0013
Attachments: 2-1-22 R_2019-0012 word 2.docx

Mendocino County

FEB 02 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

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Phone: [\(707\) 964-5379](tel:707-964-5379)

Web: www.co.mendocino.ca.us/planning/

>>> Frieda Feen <friedaf@mcn.org> 2/1/2022 12:09 PM >>>

TO: Department of Planning and Building Services

Commission Staff

860 North Bush Street

Ukiah, CA 95482

pbscommissions@mendocinocounty.org

Phone [707-234-6650](tel:707-234-6650)

Fax [707-463-5709](tel:707-463-5709)

pbs@mendocinocounty.org

www.mendocinocounty.org/pbs

FROM: Carol A. Feen/Frieda Feen

15710 Shane Drive

Fort Bragg, CA 95437

Mailing Address

Carol A. Feen/Frieda Feen

P.O. Box 988

Mendocino, CA 95460

friedaf@mcn.org

Phone [707-962-9246](tel:707-962-9246)

February 1, 2022

To the Mendocino County Department of Planning and Building Services and the Mendocino County Board of Supervisors,

Concerning Case#: R_2019-0012 and Case#: R_2019-0013.

I request this letter be entered into the record for Case#: R_2019-0012 and Case#: R_2019-0013.

I strongly oppose CASE#: R_2019-0012 and Case#: R_2019-0013, Rezones to create Cannabis Accomodation Combining Districts.

On June 29, 2021 At 9:52 a.m. I received a telephone message from then Planner Chevon Holmes, which I saved, stating “the withdrawal of application (CASE#: R_2019-0012) by the applicant. That rezone request was withdrawn by the applicant and is no longer under consideration by the Mendocino County Planning Commission or the Board of Supervisors. If you do still have questions please feel free to reach out to me. Again, the application has been withdrawn and is no longer up for a consideration.”

I have made numerous calls to Planner Russell Ford since receiving this message from Chevon Holmes, asking for any updates on these applications but have not received any calls in return.s

On January 27, 2022 I received the Notice of Public Hearing dated January 21, 2022, postmarked January 24, 2022 noticing (yet again!) R_2019-0012!

Brandy Moulton is yet again holding the county, zoning policy, and our rural residential neighborhoods hostage by submitting-withdrawing-re-submitting-suing-again-submitting this Cannabis Accommodation Combining District/Rezoning Policy mess! I can only imagine the number of law suits the county would face if these applications were approved!

Recently (1/25/22) in an interview on KZYX Supervisor Ted Williams refered to Cannabis policy in rural residential areas, “... like putting Gas Stations in Rural Residential neighborhoods.”

How would the county ever be able to apply sensible zoning with this nonsensical policy making again!

Following is my letter from the previous go-around on this application.

In this letter I will be addressing CASE#: R_2019-0012, as my property is within 350 feet from this proposed “district,” therefore I received notice regarding this application. The issues I will be addressing also apply to Case#: R_2019-0013, therefore I am voicing my opposition to both proposed rezones and pledging my support for my neighbors opposing the proposed CA Accomodation Combining Districts in both neighborhoods.

Although the County listed the date filed for R_2019-0012 as 10/30/2019 in the document copied below, the applicant’s application form is actually dated 1/19/21 *see the copy below.

Right away there is a conflict between the County’s deadline (copied below) for applications for CA Combining Districts as November 1, 2019; and the applicants Application Form (copied below) dated 1/19/21. Brandy Moulton failed to meet the County’s deadline by 2 years and 2 months!

CASE#: R_2019-0012

DATE FILED: 10/30/2019

OWNER: VARIOUS

APPLICANT: BRANDY MOULTON

REQUEST: Rezone to create a Cannabis Accomodation Combining District of sixteen (16) parcels to facilitate greater flexibility in the development standards related to cannabis cultivation for existing commercial cannabis cultivation sites and susptend the ‘Sunset Provision for Residential Districts’ to facilitate continued operation.

ENVIRONMENTAL DETERMINATION: Addendum to the previously adopted Mitigated Negative Declaration (MNS; SCH#[2016112028](#)) pursuant to Section 15164 Article II, Title 14 of the California Code of Regulations (CCR) as required by the California Environmental Quality Act (CEQA) for the Mendocino

ATTACHMENT C

Cannabis Cultivation Regulations appropriately addressed requirements under CEQA and determined that no conditions calling for preparation of a subsequent environmental document and no additional analysis is required.

LOCATION: 6.4 +/- Miles southeast of Fort Bragg City center, lying on the east side of Jade Ct. (CR 453), 0.1 +/- miles east of its intersection with Amethyst St. (CR 451); located at multiple addresses: APN's: 019-560-31, 019-560-12, 019-560-29, 019-560-41, 019-560-62, 019-560-63, 019-570-16, 019-570-17, 019-570-19, 019-570-24, 019-570-25, 019-570-26, 019-570-27, 019-570-28, 019-570-29, 019-570-32.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: CHEVON HOLMES

Although the County listed the date filed as 10/30/2019 in the document copied below, the applicant's application form is actually dated 1/19/21 *see the copy below.

Right away there is a conflict between the County's deadline (copied below) for applications for CA Combining Districts of November 1, 2019; and the applicants Application Form (copied below) dated 1/19/21. It appears that Brandy Moulton failed to meet the County's deadline by two years and 2 months! That in itself seems to make this project out of compliance.

CHAPTER 20.118 - "CA" CANNABIS ACCOMMODATION COMBINING DISTRICT

Sec. 20.118.030. - Establishment of CA Combining District.

(D) Applications for CA Combining Districts will be accepted until November 1, 2019.

Property owners of 14 (fourteen) out of the 16 (sixteen) parcels included in the so-called "district" had no idea that this application R_2019-0012 existed. Property owners and owners of adjacent property had no idea these parcels were being considered for rezoning from rural residential to commercial/agricultural! Property owners did not receive notice from the County regarding the virtual hearing scheduled for June 3, 2021 where the Mendocino County Planning Commission planned the public hearing on the Cannabis Accommodation Combining District Rezoning project and the Draft Addendum to the previously adopted Mitigated Negative Declaration. No-one in the neighborhood—except for 2 (two), both with applications for cannabis cultivation permits filed with the county, including the 1(one) applicant who cobbled together, unbenownst to everyone else in the "district"—had any awareness that their Rural Residential property was slated for rezoning where "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." From (Ord. No. [4420](#), § 4, 12-4-2018) Sec. 20.118.020. (A)-Applicability.

To my knowledge, only 2 (two) of the 16 (sixteen) parcel owners within the "district" were aware their parcels would be included in the "district." The remaining 14 (fourteen) property owners and the adjacent property owners were caught by surprise. We had no reason to suspect that **our overwhelmingly successful vote in 2018 against the Mitchell Creek North and South Cannabis Overlays were somehow, without our knowledge being completely ignored by the County.** That the County was in the final stages of forcing a rezone on us. Why wasn't every property owner who voted in 2018 notified that the county had completed and passed an ordinance that essentially repealed our vote? This is not responsible governance.

These property owner's have no desire for a Cannabis Accommodation District, had not applied for a zoning change, do not desire a Cannabis Accommodation District. They only discovered their APNs included in the parcels listed in a notice that was not sent to the property owners themselves, but shared with them by neighbors within 350 feet from the "district!" These property owners' did not receive notice from the County but found out when their neighbors whose properties are adjacent to the proposed "district" were noticed and contacted their neighbors whose parcels were listed to find out what the hell was going on! We learned that our neighbors whose properties were listed in the notice had no knowledge of any of this and were flabbergasted to learn about what was happening! Very disconcerting. How is this possible, that the people whose properties were being considered by the County the following week to be potentially rezoned were completely unaware of this project or application? How is it possible for these 16 (sixteen) APN's were cobbled together by 1 (one)

property owner and the County to author the Cannabis Accomodation District 2019-0012 without including all those impacted by this project?

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If, per the Cannabis Ordinance, 60% approval is required by the owners' of the parcels included in the "district," and 14 (fourteen) of the sixteen parcel owners' were unaware that their parcels were included in the "district," and had no reason to suspect that their successful vote in 2018 against the Mitchell Creek North and South Cannabis Overlay was somehow, without their knowledge, being ignored. Implicates the county in deception. **The County had not informed us about this project or updates since the 2018 vote to remove Mitchell Creek North and South from the proposed Cannabis Accommodation Combining Districts. Does the County consider not knowing that the property you own is about to be rezoned from rural residential to commercial agricultural is in some way approval?** How were those property owners who had absolutely no knowledge of this application and project, supposed to take action to rescind their parcels from the district without knowledge of the project? This is purposeful trickery. Where is the County's integrity in this matter? Without an appropriate response from Mendocino County acknowledging the clear disregard for input and inclusion in the Cannabis Ordinance, Cannabis Accomodation District, the application R_2019-0012, and now to add insult to injury The Tourist Facilities Ordinance, all without EIR/CEQA input. This mess is a Class Action Suit waiting to happen.

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(Ord. No. 4420, § 4, 12-4-2018) Sec. 20.118.030. - Establishment of CA Combining District.

(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 either:

- (1) A petition that demonstrates support for the proposed CA district by more than sixty percent (60%) of the affected property owners (as demonstrated by one (1) owner's signature per legal parcel) within the proposed CA district; or
- (2) 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.

The full referral packet for the Cannabis Accomodation District, the highlighted “district” including 16 parcels in the notice (vs. the 15 parcels as the application lists), presents details that only apply to 1 (one) parcel APN=019-560-31, SE & A’s property ownership and Brandy Moulton’s application for agricultural industry on that particular property, should not be assumed to address whether the conditions for the additional 14 or 15 parcels included in the “district” would meet the necessary conditions to qualify for permit.

Clearly the maps show that each individual parcel within the so-called “district” is unique in regard to meeting the necessary Environmental Data needed to bypass CEQA and meet the many requirements.

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The application is incomplete. This application only represents 1(one) parcel APN# 019-5601-31, and the desires of 2 people, the owner — who is not named in the application, but appears on page as SE&A Inc.— and the applicant, Brandy Moulton. The application does not address the additional 15 (fifteen parcels) — 019-560-12, 019-560-29, 019-560-41, 019-560-62, 019-560-63, 019-570-16, 019-570-17, 019-570-19, 019-570-24, 019-570-25, 019-570-26, 019-570-28, 019-570-29, 019-570-32, and one missing APN# that is not noted in the listing of parcels included in the “district,” on page 1 of the county’s document dated March 11, 2021, stating 16 (sixteen) parcels and noting only 15 (fifteen). The only parcel considered for its environmental impact and signed off by the necessary agencies is the applicants. The micro-environments in this “district” represent many distinct ecologies each one with unique soils, plants, wildlife, fire dangers, aquifers, animal and human populations and needs.

To my knowledge, only 2 (two) of the 16 (sixteen) parcel owners within the “district” were aware their parcels would be included in the “district.” The remaining 14 (fourteen) property owners were caught by surprise, had no reason to suspect that their successful vote in 2018 against the Mitchell Creek North and South Cannabis Overlay was somehow, without their knowledge being completely ignored and the county was in its final stages of forcing a rezone on them. These property owner’s who have no desire for and have not applied for a zoning change and do not desire a Cannabis Accomodation District — discovered their APNs included in the parcels listed in the notice that these property owners’ did not receive but found out from their neighbors whose properties are adjacent to the “district,” who were noticed and contacted them to find out what the hell was going, on only to learn they had no knowledge of any of this and were flabbergasted to learn about what was happening! Very disconcerting. How is this possible, that the people whose properties were being considered by the county the following week to be rezoned were completely unaware of this project or application? How is it possible for these 16 (sixteen) APN’s to be cobbled together by 1 (one) property owner, for one applicant and the County to be the authors of 2019-0012 without including all those impacted?

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them not to rescind their property from the district. This person has a reputation as a bully. People are feeling unsafe to act in their best interest for fear of retribution.

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Come on Mendocino County Departmnet of Planning and Building Services let's get it together and act as if Zoning declarations actually matter. That designations such as Rural Residential have meaning and that it is the County's job to uphold them.

Please deny R_2019-0012/0013, AND let's put this CACD nonsense behind us once and for all.

Thank you,

Carol A. Feen/Frieda Feen

February 1, 2022

TO: Department of Planning and Building Services
Commission Staff
860 North Bush Street
Ukiah, CA 95482
pbscommissions@mendocinocounty.org
Phone 707-234-6650
Fax 707-463-5709
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

RECEIVED
FEB 03 2022
PLANNING & BUILDING SERVICES

FROM: Carol A. Feen/Frieda Feen
15710 Shane Drive
Fort Bragg, CA 95437

Mailing Address
Carol A. Feen/Frieda Feen
P.O. Box 988
Mendocino, CA 95460
friedaf@mcn.org
Phone 707-962-9246

February 1, 2022

To the Mendocino County Department of Planning and Building Services and the Mendocino County Board of Supervisors,

Concerning Case#: R_2019-0012 and Case#: R_2019-0013.

I request this letter be **entered into the record for Case#: R_2019-0012** and Case#: R_2019-0013.

I strongly oppose CASE#: R_2019-0012 and Case#: R_2019-0013, Rezones to create Cannabis Accomodation Combining Districts.

On June 29, 2021 At 9:52 a.m. I received a telephone message from then Planner Chevon Holmes, which I saved, stating “the withdrawal of application (CASE#: R_2019-0012) by the applicant. That rezone request was withdrawn by the applicant and is no longer under consideration by the

Mendocino County Planning Commission or the Board of Supervisors. If you do still have questions please feel free to reach out to me. Again, the application has been withdrawn and is no longer up for a consideration.”

I have made numerous calls to Planner Russell Ford since receiving this message from Chevon Holmes, asking for any updates on these applications but have not received any calls in return.s

On January 27, 2022 I received the Notice of Public Hearing dated January 21, 2022, postmarked January 24, 2022 noticing (yet again!) R_2019-0012! Brandy Moulton is yet again holding the county, zoning policy, and our rural residential neighborhoods hostage by submitting-withdrawing-re-submitting-suing-again-submitting this Cannabis Accommodation Combining District/Rezoning Policy mess! I can only imagine the number of law suits the county would face if these applications were approved!

Recently (1/25/22) in an interview on KZYX Supervisor Ted Williams referred to Cannabis policy in rural residential areas, "... like putting Gas Stations in Rural Residential neighborhoods.”

How would the county ever be able to apply sensible zoning with this nonsensical policy making again!

Following is my letter from the previous go-around on this application.

In this letter I will be addressing CASE#: R_2019-0012, as my property is within 350 feet from this proposed “district,” therefore I received notice regarding this application. The issues I will be addressing also apply to Case#: R_2019-0013, therefore I am voicing my opposition to both proposed rezones and pledging my support for my neighbors opposing the proposed CA Accommodation Combining Districts in both neighborhoods.

Although the County listed the date filed for R_2019-0012 as 10/30/2019 in the document copied below, the applicant’s application form is actually dated 1/19/21 *see the copy below.

Right away there is a conflict between the County’s deadline (copied below) for applications for CA Combining Districts as November 1, 2019; and the applicants

Application Form (copied below) dated 1/19/21. Brandy Moulton failed to meet the County's deadline by 2 years and 2 months!

CASE#: R_2019-0012

DATE FILED: 10/30/2019

OWNER: VARIOUS

APPLICANT: BRANDY MOULTON

REQUEST: Rezone to create a Cannabis Accomodation Combining District of sixteen (16) parcels to facilitate greater flexibility in the development standards related to cannabis cultivation for existing commercial cannabis cultivation sites and susptend the 'Sunset Provision for Residential Districts' to facilitate continued operation.

ENVIRONMENTAL DETERMINATION: Addendum to the previously adopted Mitigated Negative Declaration (MNS; SCH#2016112028) pursuant to Section 15164 Article II, Title 14 of the California Code of Regulations (CCR) as required by the California Environmental Quality Act (CEQA) for the Mendocino Cannabis Cultivation Regulations appropriately addressed requirements under CEQA and determined that no conditions calling for preparation of a subsequent environmental document and no additional analysis is required.

LOCATION: 6.4 +/- Miles southeast of Fort Bragg City center, lying on the east side of Jade Ct. (CR 453), 0.1 +/- miles east of its intersection with Amethyst St. (CR 451); located at multiple addresses: APN's: 019-560-31, 019-560-12, 019-560-29, 019-560-41, 019-560-62, 019-560-63, 019570-16, 019-570-17, 019-570-19, 019-570-24, 019-570-25, 019-570-26, 019-570-27, 019-570-28, 019-570-29, 019-570-32.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: CHEVON HOLMES

Although the County listed the date filed as 10/30/2019 in the document copied below, the applicant's application form is actually dated 1/19/21 *see the copy below.

Right away there is a conflict between the County's deadline (copied below) for applications for CA Combining Districts of November 1, 2019; and the applicants Application Form (copied below) dated 1/19/2. It appears that Brandy Moulton failed to meet the County's deadline by two years and 2 months! That in itself seems to make this project out of compliance.

CHAPTER 20.118 - "CA" CANNABIS ACCOMMODATION COMBINING DISTRICT

Sec. 20.118.030. - Establishment of CA Combining District.

(D)



PLANNING & BUILDING SERVICES

CASE NO:	_____
DATE FILED:	_____
FEE:	_____
RECEIPT NO:	_____
RECEIVED BY:	_____
<i>Office Use Only</i>	

APPLICATION FORM

APPLICANT:

Name: Brandy Moulton Phone: 707 223 1129
 Mailing Address: 18601 N HWY 1 #166
 City: Fort Bragg State/Zip: CA 95437 Email: brandy@sovereign707.com

PROPERTY OWNER:

Name: SE 81A Phone: 707 223 1129
 Mailing Address: 18601 N HWY 1 #166
 City: Fort Bragg State/Zip: CA 95437 Email: brandy@sovereign707.com

AGENT:

Name: _____ Phone: _____
 Mailing Address: _____
 City: _____ State/Zip: _____ Email: _____

ASSESSOR'S PARCEL NUMBER/S: 0195603100

TYPE OF APPLICATION:

- | | | |
|---|--|---|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard Development Permit | <input type="checkbox"/> Reversion to Acreage |
| <input type="checkbox"/> Agricultural Preserve: New Contract | <input type="checkbox"/> General Plan Amendment | <input checked="" type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve: Cancellation | <input type="checkbox"/> Land Division - Minor | <input type="checkbox"/> Use Permit - Cottage |
| <input type="checkbox"/> Agricultural Preserve: Rescind & ReEnter | <input type="checkbox"/> Land Division - Major | <input type="checkbox"/> Use Permit - Minor |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division - Parcel | <input type="checkbox"/> Use Permit - Major |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Land Division - Re-Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Other |

I certify that the information submitted with this application is true and accurate.

 Signature of Applicant/Agent Date

 Signature of Owner Date 1/19/21

Applications for CA Combining Districts will be accepted until **November 1, 2019.**



Property owners of 14 (fourteen) out of the 16 (sixteen) parcels included in the so-called “district” had no idea that this application R_2019-0012 existed. Property owners and owners of adjacent property had no idea these parcels were being considered for rezoning from rural residential to commercial/agricultural! Property owners did not receive notice from the County regarding the virtual hearing scheduled for June 3, 2021 where the Mendocino County Planning Commission planned the public hearing on the Cannabis Accomodation Combining District Rezoning project and the Draft Addendum to the previously adopted Mitigated Negative Declaration. No-one in the neighborhood—except for 2 (two), both with applications for cannabis cultivation permits filed with the county, including the 1 (one) applicant who cobbled together, unbeknownst to everyone else in the “district”—had any awareness that their Rural Residential property was slated for rezoning where “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.” From (Ord. No. 4420, § 4, 12-4-2018) Sec. 20.118.020. (A)-Applicability.

To my knowledge, only 2 (two) of the 16 (sixteen) parcel owners within the “district” were aware their parcels would be included in the “district.” The remaining 14 (fourteen) property owners and the adjacent property owners were caught by surprise. We had no reason to suspect that **our overwhelmingly successful vote in 2018 against the Mitchell Creek North and South Cannabis Overlays were somehow, without our knowledge being completely ignored by the County.** That the County was in the final stages of forcing a rezone on us. Why wasn’t every property owner who voted in 2018 notified that the county had completed and passed an ordinance that essentially repealed our vote? This is not responsible governance.

These property owner’s have no desire for a Cannabis Accomodation District, had not applied for a zoning change, do not desire a Cannabis Accomodation District. They only discovered their APNs included in the parcels listed in a notice that was not sent to the property owners themselves, but shared with them by neighbors within 350 feet from the “district!” These property owners’ did not receive notice from the County but found out when their neighbors whose properties are adjacent to the proposed “district” were noticed and contacted their neighbors whose parcels

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Come on Mendocino County Department of Planning and Building Services let's get it together and act as if Zoning declarations actually matter. That designations such as Rural Residential have meaning and that it is the County's job to uphold them.

Please deny R_2019-0012/0013, AND let's put this CACD nonsense behind us once and for all.

Thank you,

Carol A. Feen/Frieda Feen

pbscommissions - Fwd: R_2019-0012 and 2019-0013

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:35 PM
Subject: Fwd: R_2019-0012 and 2019-0013

Mendocino County

FEB 02 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:(707)234-6650)

Coast Office:

120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:(707)964-5379)

Web: www.co.mendocino.ca.us/planning/

>>> Feather Dyer <featherandfieldapothecary@gmail.com> 1/31/2022 7:37 PM >>>

Mendocino County Staff and Planning Commission,

I am writing to voice my 100% support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

SOVEREIGN provides clean, craft cannabis to the entire state as well as employing MANY citizens of Mendocino county. It would be at the community's absolute detriment to deny this application, resulting in loss of jobs, income, taxes, and extremely well cared for product supply.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why

the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

Sincerely, FEATHER FYER
[707-489-0280](tel:707-489-0280)

James Feenan - Fwd: Case # R_2019-0013 and Case # R_2019-0012, Applicant Brandy Moulton

From: Russell Ford
To: annaleagarza@gmail.com
Date: 1/26/2022 10:40 AM
Subject: Fwd: Case # R_2019-0013 and Case # R_2019-0012, Applicant Brandy Moulton
Cc: James Feenan; Julia Krog

Mendocino County

JAN 26 2022

Planning & Building Services

Hi Anna.

Thanks for copying us on this. I'm forwarding it to our Commission Services Supervisor for incorporation to the file and so that it may be passed on to the Planning Commission.

-Russ

>>> Anna Lea Garza <annaleagarza@gmail.com> 1/26/2022 10:30 AM >>>

January 26, 2022

TO: Planning Commission

Dianne Wiedemann Alison Pernell
Marie Jones Clifford Paulin
Macci Morse
Board of Supervisors
Hon. Dan Gjerde, Chair Hon. Ted Williams, Vice Chair
Hon. John Haschak, Supervisor Hon. Glen McGourty, Supervisor
Hon. Maureen Mulheren, Supervisor

CC: Department of Planning & Building Service

Nash Gonzales, Interim Director
Julia Acker Krog, Asst. Director
Russ Ford, Staff Planner

RE: Case # R_2019-0013 and Case # R_2019-0012, Applicant Brandy Moulton, request to Rezone parcels to create two Cannabis Accommodation Combining Districts

OPPOSED

I am writing to state my opposition to the above applications for Cannabis Accommodation Combining Districts (spot zones).

I wrote to you in summer 2021 regarding my opposition to these two CA Combining District applications. This letter is to restate my concerns.

Spot Zoning: The parcel maps of both of these applications have the appearance of being spot zones. I'm sure you know that spot zoning applies a map classification for purposes of a municipal zoning ordinance to a particular parcel (s) of land without regard to its surrounding designations and spot zoning is illegal

in California. This form of zoning can have the appearance of favoritism toward a particular landowner. CA Combining District applications # R_2019-0013 and 2019-0012 would place a commercial designation on each set of parcels situated in the middle of an otherwise RR-2 zone. There is no rhyme or reason why these particular parcels should receive this designation and in fact, many of the parcel owners in the proposed rezone did not know they had been included in the zone and object to being included in the application. There has been no study by the applicant or the County as to why these particular parcels should suddenly be rezoned to commercial use in the midst of a residential zone. How can this be good land use without any analysis or evidence of what public good might be achieved?

Environmental Impact – CEQA: I understand that an **Initial Study** (hereafter **IS**) was prepared by LACO for twin ordinances passed by the Board in 2017 and that the County determined that a simple Addendum to the MND (Mitigated Negative Declaration) would suffice for purposes of CEQA and the five proposed overlay zones, or cannabis combining districts, sought in 2018. Now in 2022, well past this Initial Study, regarding the application for a CA Combining District, Case # R_2019-0013, on Franklin Rd and Case # R_2019-0012 near Jade Ct, Fort Bragg the applications state that this previously adopted MND for “Mendocino Cannabis Cultivation Regulations appropriately addressed requirements under CEQA for amendments Ordinance No. 4381 and determined that no conditions calling for preparation of a subsequent environmental document”. I strongly disagree.

In reference to these cases, # R_2019-0013 and 2019-0012, I ask that the Planning Commission and the Supervisors consider the following questions and serious issues:

- The IS for the MND did not encompass impacts to RR-2 zoning. RR-5 and RR-10 were both listed but there do not appear to be references to the predominant zoning form existing in Simpson Ln/Mitchell Creek, i.e. RR-2.
- **Aesthetics** were not analyzed in terms of RR-2 zoning in the IS. The IS states that “changes in the landscape may be visible as a result of the relocation or expansion of existing cultivation sites under Phase 1 implementation. Potentially visible features may include new structures, fencing, limited vegetation removal, and grading for roadway or site development.” But it fails to describe which of these “visible features” will be suddenly allowed in the RR-2. How will these unspecified and unquantified features impact the neighborhood and, obviously, affect property values? The IS does not say for RR-2.
- **Groundwater supplies** in Simpson/Mitchell Creek area. The 2017-2018 IS begins on the right foot by acknowledging a ‘Threshold of Significance’ with respect to this feature were the “project” to “substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level...” - - - To date,

the County has not offered any information on the nature and extent of groundwater sources and present demands for the Simpson Ln RR-2. It was never determined how any expanded operation of existing cannabis cultivators might impact water availability to an RR-2. Residents of Simpson/Mitchell Creek well know from past drought conditions that many resident wells go dry in summer months. It is now years later since the 2017 IS. California faces the most extreme weather conditions in history as well as extended drought. Before any zoning applications for commercializing cannabis cultivation in RR-2, I feel a more in depth environmental review is a necessity.

I would also point out that rural residents are currently reducing water use and making efforts to preserve groundwater supply. This is because many realize the importance of setting aside water resources in case of wildfire. This is a much better plan than permitting commercial agriculture in a densely populated residential zone; water conservation has the potential to save homes, and lives, in a wildfire.

An additional consideration as regards groundwater supplies must take into consideration the **Sustainable Groundwater Management Act (SGMA), 2014** (Oversight by the California Department of Water Resources). The historic passage of SGMA in 2014 set forth a statewide framework to help protect groundwater resources over the long-term. SGMA requires medium- and high-priority basins in the state to develop groundwater sustainability agencies (GSAs), develop groundwater sustainability plans (GSPs) and manage groundwater for long-term sustainability. The coastal area of Mendocino is still categorized as a 'Low Priority basin' and not yet subject to this type of planning. However, given drought conditions in California in recent years and projected future drought, it would be wise to adopt a conservative approach to protecting groundwater resources in Mendocino County. Does the County have data on the number of public supply wells that draw from this basin, the irrigated acreage overlying this basin, and the degree to which persons overlying the basin rely on groundwater as a primary source of water? Until the County has evaluated current groundwater supplies and the anticipated impact of drought and wildfire on these supplies it seems truly unwise to allow commercial farming in an already densely populated rural residential zone that relies solely on groundwater (wells). Allowing commercial use of residential well water will exacerbate this situation.

I feel it imperative that these applications be denied. We need greater environmental review of groundwater supplies especially; **we have very different water and drought conditions in 2022 from what existed in 2017.**

- **Noise** - RR-2 zones obviously situate neighbors closer together than either RR-5 or RR-10. One of the main impacts of cannabis cultivation on neighboring property owners and residents includes noise emitting from power generators and air circulation associated with indoor or greenhouse mixed-light operations. This can significantly degrade the low noise environment we enjoy in our rural setting.

Other noise impacts can include increased traffic of employees coming to the work site, work on required upgrades to the property for business purposes.

Simpson Ln/Mitchell Creek documented opposition to rezoning for commercial cannabis operations: In fall of 2018 the County of Mendocino surveyed residents of several proposed special Cannabis Combining Districts in the County, areas that would either support existing cannabis cultivation (Opt-In) or restrict then allowed commercial cannabis uses (Opt-Out). For the Mitchell Creek proposed Combining District the County survey was sent to 287 property owners, one survey response per parcel, in the selected proposed Combining District - a large population was surveyed. The response rate from the Mitchell Creek residents was **43%**, approximately half the residential population surveyed and twice the response rate from any other proposed Opt-In districts in the county. **Ninety percent (90%)** of these responding Mitchell Creek residents **OPPOSED** the establishment of any cannabis Combining District in their neighborhood. This is a resounding NO to the establishment of a Cannabis Accommodation Combining District in our neighborhood; this NO can still be heard loudly today from Simpson Ln/Mitchell Creek residents.

PLEASE! Do NOT approve application case #s R_20190012 and R_2019-0013.

Thank you for your time, sincerely,

Anna Garza

Mitchell Creek, Fort Bragg 95437

James Feenan - Re: Case # R_2019-0013 and Case # R_2019-0012, Applicant Brandy Moulton

From: Russell Ford
To: Sid Garza-Hillman <sid@sidgarzahillman.com>
Date: 1/27/2022 1:16 PM
Subject: Re: Case # R_2019-0013 and Case # R_2019-0012, Applicant Brandy Moulton
Cc: Julia Krog; James Feenan

Mendocino County

JAN 29 2022

Planning & Building Services

Hi Sid.

Thanks for the project comments. I've added them to the file and they'll be posted to the website with the next update.

-Russ

RUSSELL D. FORD

SENIOR PLANNER - GIS/LAND

COUNTY OF MENDOCINO, PLANNING & BUILDING SERVICES

860 NORTH BUSH STREET

UKIAH, CA 95482

[\(707\) 234-6650](tel:(707)234-6650)fordr@mendocinocounty.orgwww.mendocinocounty.org/government/planning-building-services

>>> Sid Garza-Hillman <sid@sidgarzahillman.com> 1/26/2022 8:33 PM >>>

TO: Planning Commission

Dianne Wiedemann	Alison Pernel
Marie Jones	Clifford Paulin
Macci Morse	

Board of Supervisors

Hon. Dan Gjerde, Chair	Hon. Ted Williams, Vice Chair
Hon. John Haschak, Supervisor	Hon. Glen McGourty, Supervisor
Hon. Maureen Mulheren, Supervisor	

CC: Department of Planning & Building Service

Nash Gonzales, Interim Director
 Julia Acker Krog, Asst. Director
 Russ Ford, Staff Planner

RE: Case # R_2019-0013 and Case # R_2019-0012, Applicant Brandy Moulton, request to Rezone parcels to create two Cannabis Accommodation Combining Districts

OPPOSED

I am writing to state my opposition to the above applications for Cannabis Accommodation Combining Districts (spot zones).

This matter has already and overwhelmingly been decided and the county needs to strongly support the community's position.

Spot Zoning: The parcel maps of both of these applications have the appearance of being spot zones. I'm sure you know that spot zoning applies a map classification for purposes of a municipal zoning ordinance to a particular parcel(s) of land without regard to its surrounding designations and spot zoning is illegal in California. This form of zoning can have the appearance of favoritism toward a particular landowner. CA Combining District applications # R_2019-0013 and 2019-0012 would place a commercial designation on each set of parcels situated in the middle of an otherwise RR-2 zone. There is no rhyme or reason why these particular parcels should receive this designation and in fact, many of the parcel owners in the proposed rezone did not know they had been included in the zone and object to being included in the application. There has been no study by the applicant or the County as to why these particular parcels should suddenly be rezoned to commercial use in the midst of a residential zone. How can this be good land use without any analysis or evidence of what public good might be achieved?

Environmental Impact – CEQA: I understand that an **Initial Study** (hereafter **IS**) was prepared by LACO for twin ordinances passed by the Board in 2017 and that the County determined that a simple Addendum to the MND (Mitigated Negative Declaration) would suffice for purposes of CEQA and the five proposed overlay zones, or cannabis combining districts, sought in 2018. Now in 2022, well past this Initial Study, regarding the application for a CA Combining District, Case # R_2019-0013, on Franklin Rd and Case # R_2019-0012 near Jade Ct, Fort Bragg the applications state that this previously adopted MND for "Mendocino Cannabis Cultivation Regulations appropriately addressed requirements under CEQA for amendments Ordinance No. 4381 and determined that no conditions calling for preparation of a subsequent environmental document". I strongly disagree. In reference to these cases, # R_2019-0013 and 2019-0012, I ask that the Planning Commission and the Supervisors consider the following questions and serious issues:

The IS for the MND did not encompass impacts to RR-2 zoning. RR-5 and RR-10 were both listed but there do not appear to be references to the predominant zoning form existing in Simpson Ln/Mitchell Creek, i.e. RR-2.

Aesthetics were not analyzed in terms of RR-2 zoning in the IS. The IS states that “changes in the landscape may be visible as a result of the relocation or expansion of existing cultivation sites under Phase 1 implementation. Potentially visible features may include new structures, fencing, limited vegetation removal, and grading for roadway or site development.” But it fails to describe which of these “visible features” will be suddenly allowed in the RR-2. How will these unspecified and unquantified features impact the neighborhood and, obviously, affect property values? The IS does not say for RR-2.

Groundwater supplies in Simpson/Mitchell Creek area. The 2017-2018 IS begins on the right foot by acknowledging a ‘Threshold of Significance’ with respect to this feature were the “project” to “substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level...” - - - - To date, the County has not offered any information on the nature and extent of groundwater sources and present demands for the Simpson Ln RR-2. It was never determined how any expanded operation of existing cannabis cultivators might impact water availability to an RR-2. Residents of Simpson/Mitchell Creek well know from past drought conditions that many resident wells go dry in summer months. It is now years later since the 2017 IS. California faces the most extreme weather conditions in history as well as extended drought. Before any zoning applications for commercializing cannabis cultivation in RR-2, I feel a more in depth environmental review is a necessity.

I would also point out that rural residents are currently reducing water use and making efforts to preserve groundwater supply. This is because many realize the importance of setting aside water resources in case of wildfire. This is a much better plan than permitting commercial agriculture in a densely populated residential zone; water conservation has the potential to save homes, and lives, in a wildfire.

An additional consideration as regards groundwater supplies must take into consideration the **Sustainable Groundwater Management Act (SGMA), 2014** (Oversight by the California Department of Water Resources). The historic passage of SGMA in 2014 set forth a statewide framework to help protect groundwater resources over the long-term. SGMA requires medium- and high-priority basins in the state to develop groundwater sustainability agencies (GSAs), develop groundwater sustainability plans (GSPs) and manage groundwater for long-term

sustainability. The coastal area of Mendocino is still categorized as a 'Low Priority basin' and not yet subject to this type of planning. However, given drought conditions in California in recent years and projected future drought, it would be wise to adopt a conservative approach to protecting groundwater resources in Mendocino County. Does the County have data on the number of public supply wells that draw from this basin, the irrigated acreage overlying this basin, and the degree to which persons overlying the basin rely on groundwater as a primary source of water? Until the County has evaluated current groundwater supplies and the anticipated impact of drought and wildfire on these supplies it seems truly unwise to allow commercial farming in an already densely populated rural residential zone that relies solely on groundwater (wells). Allowing commercial use of residential well water will exacerbate this situation.

It is imperative that these applications be denied. We need greater environmental review of groundwater supplies especially; **we have very different water and drought conditions in 2022 from what existed in 2017.**

Noise - RR-2 zones obviously situate neighbors closer together than either RR-5 or RR-10. One of the main impacts of cannabis cultivation on neighboring property owners and residents includes noise emitting from power generators and air circulation associated with indoor or greenhouse mixed-light operations. This can significantly degrade the low noise environment we enjoy in our rural setting. Other noise impacts can include increased traffic of employees coming to the work site, work on required upgrades to the property for business purposes.

Simpson Ln/Mitchell Creek documented opposition to rezoning for commercial cannabis operations: In fall of 2018 the County of Mendocino surveyed residents of several proposed special Cannabis Combining Districts in the County, areas that would either support existing cannabis cultivation (Opt-In) or restrict then allowed commercial cannabis uses (Opt-Out). For the Mitchell Creek proposed Combining District the County survey was sent to 287 property owners, one survey response per parcel, in the selected proposed Combining District - a large population was surveyed. The response rate from the Mitchell Creek residents was **43%**, approximately half the residential population surveyed and twice the response rate from any other proposed Opt-In districts in the county. **Ninety percent (90%)** of these responding Mitchell Creek residents **OPPOSED** the establishment of any cannabis Combining District in their neighborhood. This is a resounding NO to the establishment of a Cannabis Accommodation Combining District in our neighborhood; this NO can still be heard loudly today from Simpson Ln/Mitchell Creek residents.

PLEASE! Do NOT approve application case #s R_20190012 and R_2019-0013.

Kind regards,
Sid Garza-Hillman
16440 Franklin Road,
Fort Bragg 95437

pbscommissions - Fwd: Support

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:42 PM
Subject: Fwd: Support

Mendocino County

FEB 02 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

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860 N. Bush St, Ukiah CA 95482

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Web: www.co.mendocino.ca.us/planning/

>>> "C.G." <cimgo2@aol.com> 2/1/2022 4:26 AM >>>

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

Cynthia Gunter

Sincerely, Sent from my iPad

Sent from my iPad

pbscommissions - Fwd: Cannabis Accommodation Spot Zoning

Mendocino County

From: PBS PBS
To: pbscommissions
Date: 1/24/2022 3:11 PM
Subject: Fwd: Cannabis Accommodation Spot Zoning

JAN 26 2022

Planning & Building Services

Planning & Building Services Staff

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>>> Ron Hock <ron@hocktools.com> 1/23/2022 11:01 AM >>>

Dear Planning Commissioner,

I understand you have before you two applications for cannabis accommodation districts in our Simpson/Mitchell Creek neighborhood, Case #'s R_2019-0012 and R_2019-0013.

While I am sympathetic to the small-business nature of some of these commercial growing operations, I oppose these re-zoning efforts due to these serious concerns:

* The proposed zoning change will reduce our property values. Prospective buyers may be understandably reticent about investing in a neighborhood with commercial cannabis operations. Commercial cultivation of marijuana may have been de-criminalized, but it has not been de-stigmatized.

* While the use and possession of marijuana is now legal in California, the industry is still cash-only, as federal banking laws prohibit banks from doing business with growers and sellers. This means that growers must hold large amounts of cash making them a tempting target for breaking-and-entering and home-invasion type crimes. And the legalization measure was implemented with so many new layers of bureaucracy and so many restrictions and regulations that the black market will continue to thrive – a fact that can only encourage trespass

and theft of marijuana from those known to be growing.

* Many of our neighbors have expressed concern about over-use of water from our water table. All businesses expand over time and cannabis cultivation is no different. Regardless of how much water they're taking from our aquifer now, that will surely increase. The risk to our wells is real.

* This is a residential neighborhood. Allowing commercial operations alters the very complexion of our beloved Mitchell Creek home. It will affect the whole neighborhood to varying degrees, not just the few contiguous parcels included in the application. Some of the grow operations boast of having ten or more employees. We've all noticed the increase in traffic. I cherish our quiet neighborhood and hate to see it's rural residential character change for such selected commercial preference. Our roads have already deteriorated due to development. Our neighborhood is one of the most densely populated in the unincorporated areas of Fort Bragg, and we rely on Simpson Lane as our only egress.

My last issue has to do with Spot Zoning. I can't imagine the mental and legal gymnastics that are necessary to believe that this would NOT create an illegal spot zone. Approving these applications would most certainly expose the county to litigation from the many neighboring property owners who will bear the brunt of these decisions. I remind you of the survey done in 2018 where 90% of our neighbors voted in opposition to commercial cannabis production in our residential zone.

Please don't be bullied by the applicants. There are far more of us opposed to this than those who support it.

Thank you.

Sincerely,

Ron Hock

--

Ron Hock
16650 Mitchell Creek Drive
Fort Bragg, California 95437 USA

pbscommissions - Fwd: Sovereign

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:42 PM
Subject: Fwd: Sovereign

Mendocino County
FEB 01 2022
Planning & Building Services

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>>> Cody Holst <vegancody@gmail.com> 1/31/2022 10:39 PM >>>

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign are good community people and it would be a shame to stop them operating. I know several people who work there and it would devastate their families, including one who takes care of a good portion of their family. Please keep allowing them to continue to bring quality, clean, Mendocino grown cannabis to the California market and continue to provide jobs to Mendocino natives. Thank you for your time and I believe you will do the right thing and keep people in jobs during these unprecedented, extremely strenuous times.

Sincerely,

Cody Holst

Sent from my iPhone

ATTACHMENT C

pbscommissions - Fwd: Sovereign

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:41 PM
Subject: Fwd: Sovereign

Mendocino County

FEB 02 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

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>>> Kat Kenyon <krimson13@yahoo.com> 1/31/2022 8:29 PM >>>

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

Sincerely,

Katrine Kenyon

pbscommissions - Fwd: (R2019-0012 and R2019-0013)

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:36 PM
Subject: Fwd: (R2019-0012 and R2019-0013)

Mendocino County

FEB 02 2022

Planning & Building Services

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>>> Pretty Toes <prettyt990@gmail.com> 1/31/2022 7:23 PM >>>

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

Sincerely,
Kimberly.

pbscommissions - Fwd: CASE#: R_2019-0012 and CASE#: R_2019-0013

From: PBS PBS
To: pbscommissions
Date: 1/31/2022 2:50 PM
Subject: Fwd: CASE#: R_2019-0012 and CASE#: R_2019-0013

Mendocino County

JAN 31 2022

Planning & Building Services

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>>> "David Larkin, Jr." <ktlarkin45@gmail.com> 1/28/2022 4:01 PM >>>

Re: CASE#: R_2019-0012 and CASE#: R_2019-0013

Dear Planning Commissioners,

Here we go again! We reside at 30550 Simpson Lane, aka Dewey Lane. We are writing to express our concerns about the requests to rezone and to create Cannabis Accommodation Combining Districts.

We want the Planning Commission and the Board of Supervisors to know that we continue to oppose changing the zoning in our neighborhood from Rural Residential (RR2) to Commercial. We continue to be concerned about the environmental, safety, and traffic problems that could arise from the proposed requests, but our major concerns are protecting our water and protecting the peace and tranquility of this area.

As we've stated before, we really wonder if the proposal to re-zone our neighborhood from RR2 to Commercial zoning is really the best solution that the county has to offer? This neighborhood and the surrounding area already voted overwhelmingly against this area becoming a mix use area. We do not want rezoning of any kind!

Sincerely,

David and Kathy Larkin
30550 Simpson Lane
Fort Bragg, CA 95437

Kathy Larkin


ktlarkin45gmail.com



Virus-free. www.avg.com

pbscommissions - Against rezoning RE: Cases #: R_2019-0012 and R_2019-0013

From: Linda Lawley <lindalawley@gmail.com>
To: <pbscommissions@mendocinocounty.org>
Date: 2/2/2022 1:55 PM
Subject: Against rezoning RE: Cases #: R_2019-0012 and R_2019-0013

As a property owner in the Simpson/Mitchell Creek area, I am writing to oppose the rezoning of our residential neighborhood to create a "Cannabis Accommodation Combining District". The neighborhood has already been polled and we still do not want commercial cannabis in our neighborhood. The sunset provision should not be extended. Ms. Moulton has had plenty of time to find another location. When will this stop?

Linda Lawley
17400 Redwood Springs Dr.
Fort Bragg

pbscommissions - Fwd: Oppose Suspending Sunset Provision for Two Rezoning Applications for CACD in the Fort Bragg Simpson Lane Neighborhood

From: PBS PBS
To: pbscommissions
Date: 2/2/2022 1:43 PM
Subject: Fwd: Oppose Suspending Sunset Provision for Two Rezoning Applications for CACD in the Fort Bragg Simpson Lane Neighborhood

Mendocino County

Planning & Building Services Staff

FEB 02 2022

County of Mendocino

Planning & Building Services

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>>> Sid LONG <slong@mcn.org> 2/2/2022 6:57 AM >>>

My wife and I have lived on Simpson Lane, south of Fort Bragg, for over 50 years. We are opposed to suspending the sunset provision of commercial continued cannabis operation in our RR-2 neighborhoods.

We want our residential neighborhoods remain residential!

Thank you.

Sincerely, Sid and Pat Long

pbscommissions - Fwd: Rezoning to create a Cannabis Accommodation District CASE#: R_2019-0013 and CASE# R_2019-0012

From: PBS PBS
To: pbscommissions
Date: 1/31/2022 2:59 PM
Subject: Fwd: Rezoning to create a Cannabis Accommodation District CASE#: R_2019-0013 and CASE# R_2019-0012

Mendocino County

JAN 31 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

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>>> Lonnie Mathieson <lonnie@mcn.org> 1/30/2022 5:23 PM >>>

Planning and Building Services Staff

County of Mendocino

I am writing in regards to the proposed request by Brandy Moulton to rezone properties in the Franklin Rd and Jade Court neighborhoods to create Cannabis Accommodation Combining Districts.

My husband and I are owners of the property directly south of a cannabis cultivation site included in the proposal in the Franklin Rd neighborhood.

Our neighborhood has been an Opt-Out Zone for new commercial cannabis cultivation since 2018 due to overwhelming opposition to commercial cannabis cultivation. Existing permitted commercial cultivation was to Sunset in 2020. In spite of the neighborhood speaking out against extending the Sunset Clause, it was extended by the Board of Supervisors to May 2022.

In a family neighborhood of one and two acre parcels commercial cannabis cultivation is inappropriate. Since the "spec house" (cannabis cultivation site) next door was built, and the owner attempted unsuccessfully to sell it, there has been a revolving door of renters growing marijuana.

Over the past 13 years, since the house has been used illegally and legally as an indoor cannabis cultivation site, we have experienced:

1) A transformer in our front yard blew up due to a "power surge" (per PG&E) after a power outage was restored, We were told, it was due to a large number of grow lights all coming back on at the same time. The power in the neighborhood was out for an additional day.

2) Strangers have come onto our property uninvited. Items have been stolen from our property. We have subsequently spent thousands of dollars on a 7 foot gate/fence around our one acre property, have a 100 lb guard dog, and have installed security cameras.

3) intermittently, there is the odor of large amounts of marijuana being burned next door for days at a time. We have family members with lung issues. Large amounts of marijuana burning, with unknown chemicals used in the cultivation, are a health hazard.

4) Excessive traffic, and vehicles driving too fast. We have families with children living in this neighborhood who ride their bikes, take walks and walk their dogs. Before we had the fence, our dog was hit by a speeding driver on Franklin Rd.

Other concerns:

1) The potential for increased crime due to criminals looking for a high-dollar cash crop. We are fearful of home invasions as have happened numerous times in our county. The next door property is well known as a cannabis cultivation site.

2) Excessive water use. This neighborhood has water issues with a history of wells going dry. Two neighbors on Franklin Rd have had to drill new wells in the last year.

3) Spot zoning is illegal in California. Going ahead with this rezoning would invite lawsuits from property owners in the neighborhood.

My question to the Planning Commission and the Board of Supervisors is: "How many times do you need to hear from us before you honor our neighborhood's wishes, needs and safety?"

We have been at this for at least 5 years. Enough is enough!

No to a Cannabis Accommodation District

No to extending the Sunset Clause

No Commercial Cannabis Cultivation in our neighborhood Zoned RR2

Sincerely, Lonnie Mathieson and Lloyd Livingstone

16700 Franklin Road

Fort Bragg, CA 95437

pbscommissions - Sovereign 707

Mendocino County

From: Ashley Matthews <aem2021@yahoo.com>
To: <pbs@mendocinocounty.org>
Date: 2/1/2022 10:33 AM
Subject: Sovereign 707

FEB 02 2022

Planning & Building Services

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

**Sincerely,
Ashley Matthews**

pbscommissions - In Support of #R_2019-0012 and #R_2-19-0013

From: Josh Morsell <joshmorsell@gmail.com>
To: <pbscommissions@mendocinocounty.org>
Date: 2/1/2022 4:34 PM
Subject: In Support of #R_2019-0012 and #R_2-19-0013

Mendocino County

FEB 02 2022

Planning & Building Services

Dear Planning Commissioners:

We are writing in support of two applications under consideration at your February 3, 2022 hearing: #R_2019-0012 and #R_2-19-0013, filed by Brandy Moulton, seeking to create a Cannabis Accommodation Combining District that would allow her cottage cannabis farms in the Simpson Lane/Mitchell Creek area of unincorporated Fort Bragg to continue operating rather than be shut down due to the sunset provision.

We recently bought a house within view of Brandy's Jade Court property (the site referenced in the #R_2019-0012 application). We are reluctant to step into controversy, and we hope for the friendship of our neighbors, some of whom have commented in opposition to Brandy's applications. But we feel this issue is important.

Our community desperately needs jobs. We have an opportunity with cannabis for a sustainable industry that could bring money and – as the outlaw stigma of cannabis fades into the past – bring esteem to our region, like grapes do for our inland neighbors. We are in danger of squandering this opportunity if we make life impossibly difficult for legal cannabis businesses.

Meanwhile, Brandy employs approximately 40 people locally. So far as we have seen, she has not disrupted community life. We have not detected any problematic smell, noise, or traffic. She has patiently discussed our questions and concerns with us, and other people we've spoken to have corroborated the information she provided.

We have been unable to find a substantive reason to oppose Brandy's applications. With her water storage systems and water reclamation technology, she may well consume less water than would be consumed by alternative uses of the property. She does not use pesticides and is limited to organic fertilizers. She faces regular inspections to ensure that she complies with strict rules about water and chemicals. Her security cameras and alarm system guard against crime. It remains to be seen how operations like hers will impact property values in the long run, but – having just purchased a house in the neighborhood – we can attest that property values in the neighborhood did not seem lower than elsewhere on the coast. Conversely, it seems quite possible that prices will drop if all the licensed cannabis farmers are driven out of the neighborhood and sell their properties at the same time. And if they do sell, what uses will replace them? Unlicensed, unregulated cannabis production? Alternative forms of agriculture not subject to the same water-efficiency rules? Will the properties sink into disrepair? And where will laid-off employees find new jobs?

We are a family with a small child, and we want other families with children to be able to make a living on the coast. Brandy has worked hard and invested much, in compliance with strict rules that mitigate potential harms, to become a substantial employer who brings real money to our community. We believe our community should invest in supporting her continued licensed operation.

Sincerely,
Josh Morsell, Lia Morsell and Lee Morsell

Mendocino County

FEB 02 2022

Planning & Building Services

From: Barbara Niven <bigefan@comcast.net>
To: <pbs@mendocinocounty.org>
Date: 1/31/2022 7:55 PM
Subject: Growing

This is a grow operation that is actually good for our county. I would like to see it continue to do business.

Sent from my iPhone

pbscommissions - Fwd: Rezoning Applications for Cannabis Accommodation

From: PBS PBS
To: pbscommissions
Date: 1/28/2022 2:18 PM
Subject: Fwd: Rezoning Applications for Cannabis Accommodation

Mendocino County

JAN 31 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:(707)234-6650)*Coast Office:*

120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:(707)964-5379)*Web:* www.co.mendocino.ca.us/planning/

>>> David Peterson <dpeterson1138@gmail.com> 1/28/2022 12:25 PM >>>

I am writing to you regarding two case numbers for the rezoning of areas in my neighborhood to allow cannabis cultivation:

R_2019-0013 for Franklin Rd.

R_2019-0012 for Jade Ct.

As a resident close to these areas, I am strongly apposed the the granting of these applications.

Please vote to **NOT** approve.

--

David Peterson
16901 Hills O Home Ln
Fort Bragg, CA 95437

[916-202-0767](tel:916-202-0767)

pbscommissions - Fwd: CACD pplications

From: PBS PBS
To: pbscommissions
Date: 1/28/2022 2:16 PM
Subject: Fwd: CACD pplications

Mendocino County
JAN 31 2022
Planning & Building Services

Planning & Building Services Staff

County of Mendocino

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Web: www.co.mendocino.ca.us/planning/

>>> Barb Prichard <bprichar@mcn.org> 1/28/2022 11:00 AM >>>

Hello! I am opposed to CACD applications # R_2019-0013 Franklin Rd. & R_2019-0012 Jade Ct. My home is in this neighborhood and I oppose any commercial cannabis growing.

Yours truly,

Barbara Prichard

31260 Digger Creek Drive

Fort Bragg

Sent from my iPad

ATTACHMENT C

pbscommissions - Fwd: Reject CACD applications

From: PBS PBS
To: pbscommissions
Date: 1/26/2022 2:41 PM
Subject: Fwd: Reject CACD applications

Mendocino County

JAN 29 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

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Web: www.co.mendocino.ca.us/planning/

>>> Katy Pye <forseaturtles@cs.com> 1/26/2022 1:59 PM >>>

Please reject these two applications. The community has strongly rejected and thus proven it does not want these grow facilities in residential neighborhoods. With our huge housing shortage, residential properties should be reserved for living, not commercial cannabis operations.

R-2019-0012 for Franklin Rd.

R-2019-0012 for Jade Ct.

Thank you.

ATTACHMENT C

James Feenan - Fwd: Opposed to commercial cannabis in Residential areas

From: PBS PBS
To: James Feenan; Brooke Larsen; Julia Krog; Russell Ford
Date: 2/1/2022 10:13 AM
Subject: Fwd: Opposed to commercial cannabis in Residential areas

Mendocino County

FEB 02 2022

Planning & Building Services

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Web: www.co.mendocino.ca.us/planning/

>>> Julie <jraerogers@comcast.net> 1/31/2022 7:01 PM >>>

RE: Case numbers:

R_2019-0013 for Franklin Rd.

R_2019-0012 for Jade Ct.

Dear Board Members,

We are vehemently opposed to the application to extend the sunset date for existing commercial cannabis grows in our Simpson Lane/Mitchell Creek area.

These are COMMERCIAL operations trying to get an extension in order not to have to move their businesses. They have already had years to prepare for a move, but this has not happened. Why should the residents of our neighborhood have to suffer because these businesses have been procrastinating?!

Having a commercial cannabis operation in our midst is unacceptable - it will damage our property values and encroach on our water supply. Any indoor grow operation increases the risk of fire. How will the county compensate the residents of the neighborhood for the increased criminal element that will likely be attracted to the product and cash associated with growing pot (as evidenced recently in a home invasion in Gualala)? It's not legal for people to live in an area that is zoned commercial, so how can it be legal for a commercial enterprise to be established in the midst of a long-established residential area?

Please do not allow continued Commercial Cannabis operations in our RR-2 neighborhoods. We want our residential neighborhoods to remain residential!

Thank you.

Sincerely,

Julie Rogers and Rodney Fedor



Comment #1

pbscommissions - Fwd: Cannabis Accommodation District Applications #R_2019-0012 and R_2019-0013

From: PBS PBS
To: pbscommissions; Julia Krog
Date: 1/25/2022 2:40 PM
Subject: Fwd: Cannabis Accommodation District Applications #R_2019-0012 and R_2019-0013

Mendocino County

JAN 26 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

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Web: www.co.mendocino.ca.us/planning/

>>> Linda Rosengarten <tolinda@mcn.org> 1/25/2022 1:30 PM >>>

To: Marie Jones, 4th District Planning Commissioner
Re: Cannabis Accommodation District Applications #R_2019-0012 and R_2019-0013
For: The Record and Appropriate Agenda

I understand the Planning Commission will review for approval Cannabis Accommodation District Applications - Case #'s R_2019-0012 and R_2019-0013.

Please know that I continue to be opposed to Cannabis Accommodation Districts in our established RR2 Zone areas of Simpson Lane/Mitchell Creek Drive and **urge you to reject these applications.**

On August 18, 2018 (<https://www.mendocinocounty.org/Home/Components/News/News/3445/>), The Board of Supervisors determined that strong community support must be demonstrated before a Cannabis Combining District be established in the Simpson Lane/Mitchell Creek area. The County proceeded to conduct a survey and found that 90% of responding property owners in the Simpson Lane/Mitchell Creek area are opposed to including a commercial zone with this established Rural Residential Two Acre Minimum zone.

On November 19, 2018, the BOS established four Cannabis Accommodation Combining Districts in the [Covelo Core](#), [Covelo Fairbanks](#), [Laytonville](#), and [South Leggett](#) areas. The Simpson Lane/Mitchell Creek and other areas were not included because of the overwhelming opposition of property owners. The Simpson Lane/Mitchell Creek Drive area remains a Rural Residential Two Acre Minimum and is NOT a Commercial Zone.

These applications include extending indefinitely the attending Sunset clause. As you know, the Sunset of 2021 was already extended by the BOS to 2022.

What is it that classifies the cannabis operations in these two applications differently from any other Rural

Residential Two Acre Minimum parcel in the Simpson Lane/Mitchell Creek area – which by the 2019 ordinance is *not designated* a CA district in Mendocino County?

To approve Case #'s R_2019-0012 and R_2019-0013 applications, or any CA Combining District applications one after the other, is Spot Zoning plain and simple. Spot Zoning is legal in California *only* if it is in the public interest. I see no public interest in a for-profit commercial industry that increases carbon emissions and is suspect in its use of a neighborhood reliant watershed. In the past year neighbors next door to growers' **wells have run dry!** Cannabis cultivation demands water the rest of us must monitor. Growers essentially appropriate water from their neighbors!

When will this end? How many times must property owners be "on our toes," study ordinances and agendas, learn the hard way about how to appropriately express our concerns and opposition in a timely manner to simply be recorded *and* even heard by our county's administrators and elected officials?

As you know, the Simpson Lane-Mitchell Creek Drive section of the county has only one ingress and one egress, which are the same. Although currently, some emergency vehicles can arrive toward the southern end of Mitchell Creek Drive through a restricted access road at the east end of Gibney Lane, Simpson Lane remains only one way in and one way out for all residents of this over-developed neighborhood. There is no other emergency access for residents.

As exemplified by the County's recognition of our perilous ingress and egress issues, Simpson Lane/Mitchell Creek Drive area is already overdeveloped for residential security. Not only does a commercial accommodation impact the quality of roads and lanes, but it also impacts efficient ingress and egress during emergencies. Consequently, if allowed to proceed, even one of these Cannabis Accommodation Districts will exacerbate an already perilous and possibly deadly transportation quagmire and is a direct slap in the face of these established transportation concerns and apprehensions for safety.

In no way is this RR2 Zone suitable for a commercial accommodation.

Also, **once again, please** consider the impact and conflicts inherent in commercial water use and residential water use. Commercial water usage prioritizes profit.

Properties in this neighborhood rely on wells for water. Although we have enjoyed rain so far this year, we are not out of this drought. Plus, we are subject to and endangered by droughts every few years. Many of our wells have become alarmingly low or gone dry during the various droughts over the years. Many of us are or are attempting to store water in case of wildfire.

Not only do these applications beg questions offered by California' Sustainable Groundwater Management Act of 2014, but your approval would worsen conflicts between neighbors, and continue property owner's search for remediation.

I will not address in further detail, but hope you consider:

- CEQA and the environmental impact on an RR2 Zone,
- Carbon release from the excessive electricity used for indoor grows and the noise for neighboring residents,
- Public safety,
- Loss in property value,
- The unmitigated odors,
- Etc.

Thank you for your time and consideration.

Sincerely,

Linda Rosengarten
16650 Mitchell Creek Drive
Fort Bragg, CA 95437

--

Linda Rosengarten
16650 Mitchell Creek Drive
Fort Bragg, CA 95437

Comment #2

pbscommissions - Fwd: Cannabis Accommodation District Applications #R_2019-0012 and R_2019-0013

From: PBS PBS
To: Julia Krog; pbscommissions
Date: 1/25/2022 2:40 PM
Subject: Fwd: Cannabis Accommodation District Applications #R_2019-0012 and R_2019-0013

Mendocino County

JAN 26 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

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Web: www.co.mendocino.ca.us/planning/

>>> Linda Rosengarten <tolinda@mcn.org> 1/25/2022 1:03 PM >>>

To: Marie Jones, 4th District Planning Commissioner

Re: Cannabis Accommodation District Applications #R_2019-0012 and R_2019-0013

For: The Record and Appropriate Agenda

I understand the Planning Commission will review for approval Cannabis Accommodation District Applications - Case #'s R_2019-0012 and R_2019-0013.

Please know that I continue to be opposed to Cannabis Accommodation Districts in our established RR2 Zone areas of Simpson Lane/Mitchell Creek Drive and **urge you to reject these applications.**

On August 18, 2018 (<https://www.mendocinocounty.org/Home/Components/News/News/3445/>), The Board of Supervisors determined that strong community support must be demonstrated before a Cannabis Combining District be established in the Simpson Lane/Mitchell Creek area. The County proceeded to conduct a survey and found that 90% of responding property owners in the Simpson Lane/Mitchell Creek area are opposed to including a commercial zone with this established Rural Residential Two Acre Minimum zone.

On November 19, 2018, the BOS established four Cannabis Accommodation Combining Districts in the [Covelo Core](#), [Covelo Fairbanks](#), [Laytonville](#), and [South Leggett](#) areas. The Simpson Lane/Mitchell Creek and other areas were not included because of the overwhelming opposition of property owners. The Simpson Lane/Mitchell Creek Drive area remains a Rural Residential Two Acre Minimum and is NOT a Commercial Zone.

These applications include extending indefinitely the attending Sunset clause. As you know, the Sunset of 2021 was already extended by the BOS to 2022.

What is it that classifies the cannabis operations in these two applications differently from any other Rural

Residential Two Acre Minimum parcel in the Simpson Lane/Mitchell Creek area – which by the 2019 ordinance is *not designated* a CA district in Mendocino County?

To approve Case #'s R_2019-0012 and R_2019-0013 applications, or any CA Combining District applications one after the other, is Spot Zoning plain and simple. Spot Zoning is legal in California *only* if it is in the public interest. I see no public interest in a for-profit commercial industry that increases carbon emissions and is suspect in its use of a neighborhood reliant watershed. In the past year neighbors next door to growers' **wells have run dry!** Cannabis cultivation demands water the rest of us must monitor. Growers essentially appropriate water from their neighbors!

When will this end? How many times must property owners be "on our toes," study ordinances and agendas, learn the hard way about how to appropriately express our concerns and opposition in a timely manner to simply be recorded *and* even heard by our county's administrators and elected officials?

As you know, the Simpson Lane-Mitchell Creek Drive section of the county has only one ingress and one egress, which are the same. Although currently, some emergency vehicles can arrive toward the southern end of Mitchell Creek Drive through a restricted access road at the east end of Gibney Lane, Simpson Lane remains only one way in and one way out for all residents of this over-developed neighborhood. There is no other emergency access for residents.

As exemplified by the County's recognition of our perilous ingress and egress issues, Simpson Lane/Mitchell Creek Drive area is already overdeveloped for residential security. Not only does a commercial accommodation impact the quality of roads and lanes, but it also impacts efficient ingress and egress during emergencies. Consequently, if allowed to proceed, even one of these Cannabis Accommodation Districts will exacerbate an already perilous and possibly deadly transportation quagmire and is a direct slap in the face of these established transportation concerns and apprehensions for safety.

In no way is this RR2 Zone suitable for a commercial accommodation.

Also, **once again, please** consider the impact and conflicts inherent in commercial water use and residential water use. Commercial water usage prioritizes profit.

Properties in this neighborhood rely on wells for water. Although we have enjoyed rain so far this year, we are not out of this drought. Plus, we are subject to and endangered by droughts every few years. Many of our wells have become alarmingly low or gone dry during the various droughts over the years. Many of us are or are attempting to store water in case of wildfire.

Not only do these applications beg questions offered by California' Sustainable Groundwater Management Act of 2014, but your approval would worsen conflicts between neighbors, and continue property owner's search for remediation.

I will not address in further detail, but hope you consider:

- CEQA and the environmental impact on an RR2 Zone,
- Carbon release from the excessive electricity used for indoor grows and the noise for neighboring residents,
- Public safety,
- Loss in property value,
- The unmitigated odors,
- Etc.

Thank you for your time and consideration.

Sincerely,
Linda Rosengarten
16650 Mitchell Creek Drive
Fort Bragg, CA 95437

--

Linda Rosengarten
16650 Mitchell Creek Drive
Fort Bragg, CA 95437

Comment #3

pbscommissions - Fwd: Cannabis Accommodation District Applications #R_2019-0012 and R_2019-0013

From: PBS PBS
To: pbscommissions
Date: 1/25/2022 12:59 PM
Subject: Fwd: Cannabis Accommodation District Applications #R_2019-0012 and R_2019-0013

Mendocino County

Planning & Building Services Staff

JAN 26 2022

County of Mendocino

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Web: www.co.mendocino.ca.us/planning/

Planning & Building Services

>>> Linda Rosengarten <tolinda@mcn.org> 1/25/2022 12:55 PM >>>

To: Staff Members of Mendocino County's Department of Planning & Building Services

Re: Cannabis Accommodation District Applications #R_2019-0012 and R_2019-0013

For: The Record, and Attached to the Appropriate Agenda for Planning & Building Commissioners

I understand the Planning Commission will review for approval Cannabis Accommodation District Applications - Case #'s R_2019-0012 and R_2019-0013.

Please know that I continue to be opposed to Cannabis Accommodation Districts in our established RR2 Zone areas of Simpson Lane/Mitchell Creek Drive and **urge you to recommend the Planning & Building Commissioners reject these applications.**

On August 18, 2018 (<https://www.mendocinocounty.org/Home/Components/News/News/3445/>), The Board of Supervisors determined that strong community support must be demonstrated before a Cannabis Combining District be established in the Simpson Lane/Mitchell Creek area. The County proceeded to conduct a survey and found that 90% of responding property owners in the Simpson Lane/Mitchell Creek area are opposed to including a commercial zone with this established Rural Residential Two Acre Minimum zone.

On November 19, 2018, the BOS established four Cannabis Accommodation Combining Districts in the [Covelo Core](#), [Covelo Fairbanks](#), [Laytonville](#), and [South Leggett](#) areas. The Simpson Lane/Mitchell Creek and other areas were not included because of the overwhelming opposition of property owners. The Simpson

Lane/Mitchell Creek Drive area remains a Rural Residential Two Acre Minimum and is NOT a Commercial Zone.

These applications include extending indefinitely the attending Sunset clause. As you know, the Sunset of 2021 was already extended by the BOS to 2022.

What is it that classifies the cannabis operations in these two applications differently from any other Rural Residential Two Acre Minimum parcel in the Simpson Lane/Mitchell Creek area – which by the 2019 ordinance is *not designated* a CA district in Mendocino County?

To approve Case #'s R_2019-0012 and R_2019-0013 applications, or any CA Combining District applications one after the other, is Spot Zoning plain and simple. Spot Zoning is legal in California *only* if it is in the public interest. I see no public interest in a for-profit commercial industry that increases carbon emissions and is suspect in its use of a neighborhood reliant watershed. In the past year neighbors next door to growers' **wells have run dry!** Cannabis cultivation demands water the rest of us must monitor. Growers essentially appropriate water from their neighbors!

When will this end? How many times must property owners be "on our toes," study ordinances and agendas, learn the hard way about how to appropriately express our concerns and opposition in a timely manner to simply be recorded *and* even heard by our county's administrators and elected officials?

As you know, the Simpson Lane-Mitchell Creek Drive section of the county has only one ingress and one egress, which are the same. Although currently, some emergency vehicles can arrive toward the southern end of Mitchell Creek Drive through a restricted access road at the east end of Gibney Lane, Simpson Lane remains only one way in and one way out for all residents of this over-developed neighborhood. There is no other emergency access for residents.

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In no way is this RR2 Zone suitable for a commercial accommodation.

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Properties in this neighborhood rely on wells for water. Although we have enjoyed rain so far this year, we are not out of this drought. Plus, we are subject to and endangered by droughts every few years. Many of our wells have become alarmingly low or gone dry during the various droughts over the years. Many of us are or are attempting to store water in case of wildfire.

Not only do these applications beg questions offered by California' Sustainable Groundwater Management Act of 2014, but your approval would worsen conflicts between neighbors, and continue property owner's search for remediation.

I will not address in further detail, but hope you consider:

- CEQA and the environmental impact on an RR2 Zone,
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- Public safety,
- Loss in property value,
- The unmitigated odors,
- Etc.

Thank you for your time and consideration.

Sincerely,
Linda Rosengarten

16650 Mitchell Creek Drive
Fort Bragg, CA 95437

--
Linda Rosengarten
16650 Mitchell Creek Drive
Fort Bragg, CA 95437

Comment #4

pbscommissions - Fwd: Cannabis Accommodation District Applications #R_2019-0012 and R_2019-0013

From: PBS PBS
To: pbscommissions
Date: 1/25/2022 12:59 PM
Subject: Fwd: Cannabis Accommodation District Applications #R_2019-0012 and R_2019-0013

Mendocino County

JAN 26 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

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>>> Linda Rosengarten <tolinda@mcn.org> 1/25/2022 12:58 PM >>>

To: Mendocino County Planning & Building Commission

Re: Cannabis Accommodation District Applications #R_2019-0012 and R_2019-0013

For: The Record and Appropriate Agenda

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- Public safety,
- Loss in property value,
- The unmitigated odors,
- Etc.

Thank you for your time and consideration.
Sincerely,

Linda Rosengarten
16650 Mitchell Creek Drive
Fort Bragg, CA 95437

--
Linda Rosengarten
16650 Mitchell Creek Drive
Fort Bragg, CA 95437

pbscommissions - Fwd: R_2019-0012+and+2019-0013

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:41 PM
Subject: Fwd: R_2019-0012+and+2019-0013

Mendocino County

FSB 02 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:7072346650)

Coast Office:

120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:7079645379)

Web: www.co.mendocino.ca.us/planning/

>>> Anthony Sloss <sloss31033@gmail.com> 1/31/2022 9:30 PM >>>

If you don't let local cornerstone growers like sovereign keep growing weed than you might as well ban all the locals and only allow walmart and whole foods to run your town and conform into the shithole California mega corporation that is the "GREATER GOOD INC." and sellout properly.

pbscommissions - Fwd: Opposed to RR-2 Rezoning for Cannabis

From: PBS PBS
To: pbscommissions
Date: 2/2/2022 1:44 PM
Subject: Fwd: Opposed to RR-2 Rezoning for Cannabis

Mendocino County

FEB 02 2022

Planning & Building Services

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County of Mendocino

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Web: www.co.mendocino.ca.us/planning/

>>> "Doug Smith" <digmusic@comcast.net> 2/2/2022 12:40 PM >>>

Members of the Mendocino County Planning Commission,

We would like to state our opposition to the proposed rezoning of RR-2 parcels in the area south of Fort Bragg to allow for cannabis cultivation. The case numbers are R_2019-0013 for Franklin Rd. and R_2019-0012 for Jade Ct., both applications for Cannabis Accommodation Combining Districts (CACD). These applications should be denied.

Residential areas are no place for cannabis grows of any kind. Industrial cannabis operations should be in areas zoned for Industrial use, definitely not in Rural Residential (RR-2) neighborhoods.

People buy homes in RR-2 areas to live quietly and raise their families. A cannabis operation changes the neighborhood completely. Some of the detrimental impacts are:

- Impacts to the local aquifer. Cannabis grows consume a lot of water. Overuse of fragile and scarce water that is shared by the entire neighborhood community should not be allowed. The potential for permanent damage to fresh water sources from chemicals used in cannabis operations is quite possible and could result in no safe water source for an entire neighborhood. This would devastate property values, not to mention the health and well-being of entire families. Who would pay for that damage? Who would pay for a solution to no safe water? The county?
- Impacts to watersheds downstream. The contamination of streams and water sources outside the local grow zone are quite possible. People who have no interest in the local cannabis operation and who count on safe drinking water could be impacted far from the source.
- The safety and security of the local neighborhood would be severely impacted. Cannabis grows are targets for theft and turf wars. They are usually locked up and surrounded by high fences for security precisely because they are targets. Nevertheless, the unique quality of cannabis as

compared to, say, wine grapes is that the plants can be quickly rooted up and stolen at harvest time. The crop can be immediately sold. The value of the crops drives risky and dangerous schemes. These armed thefts have been seen in the past anywhere that cannabis is grown. People in residential neighborhoods go for walks, their kids ride their bikes and skateboards. They play in their yards. An armed conflict on the parcel next door should not be something that families have to prepare for.

A few years ago a county survey on this issue resulted in 90% of residents expressing their opposition to CACD re-zoning.

The proposed re-zoning of RR-2 areas for Cannabis Accommodation Combining Districts (CACD) has been denied by the county in the past. That was wise. We hope that wisdom will continue to prevail and that these current cases, and any future cases, will also be denied.

Thank you,

Doug Smith
16841 Hills O'Home Lane
Fort Bragg, CA

ATTACHMENT C

pbscommissions - Fwd: Sovereign's cultivation facility applications (R2019-0012 and R2019-0013)

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:43 PM
Subject: Fwd: Sovereign's cultivation facility applications (R2019-0012 and R2019-0013)

Mendocino County

FEB 02 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

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Phone: [\(707\) 234-6650](tel:7072346650)

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Phone: [\(707\) 964-5379](tel:7079645379)

Web: www.co.mendocino.ca.us/planning/

>>> Lizzie Spier <lizzie@gohalara.com> 2/1/2022 9:05 AM >>>
 Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

Sincerely,

Lizzie Spier

CMO

Halara

[707-791-7443](tel:7077917443) | [605-413-3601](tel:6054133601)

lizzie@gohalara.com

www.gohalara.com

Santa Rosa, CA, 95404



pbscommissions - Fwd: Opposed to case #R_2019-0012 and care #R_2019-0013

From: PBS PBS
To: pbscommissions
Date: 1/28/2022 2:13 PM
Subject: Fwd: Opposed to case #R_2019-0012 and care #R_2019-0013

Mendocino County

JAN 31 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:(707)234-6650)

Coast Office:

120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:(707)964-5379)

Web: www.co.mendocino.ca.us/planning/

>>> Judy Tichinin <jatichinin@gmail.com> 1/28/2022 9:52 AM >>>
 January 28, 2022

To the Planning Commissioners of Mendocino County

I am writing to state my opposition to two applications coming before you at your February 3, 2022 public hearing.

Case #R_2019-0012 and case #R_2019-0013 are both applications to rezone an RR-2 area to a Cannabis Accommodation Combining District (CACD). Both of these areas fall within the Simpson Lane/Mitchell Creek RR-2 zone, one of the largest RR-2 zones in the county. This is a cohesive and well-defined community surrounded by state park and state forest land and served by a single egress corridor, Simpson Lane.

As you know, the original 2017 Mendocino Cannabis Cultivation Ordinance banned commercial cannabis cultivation in RR-2 zones in the county but gave growers in these areas a 3-year grace period until a final sunset date. On the coast, that sunset was later extended to June 30, 2022.

Our community has fought hard to keep our rural residential neighborhoods residential and free from commercial cannabis operations. It took a lot of grass-roots organizing and outreach. It also involved multiple rounds of communications and meetings with officials, commissions and boards within the county government.

It is clear where our community stands, we have the statistics to prove it:

In 2018 the Board of Supervisors authorized a survey of our area property owners to gauge community support for a proposed CACD encompassing many of our RR-2 neighborhoods. The Board of Supervisors established that there needs to be strong community support before approving a CACD. They were looking for at least 60%.

Of the responses to that survey, 90% were opposed to creating a CACD here.

The Planning Commission denied this proposal and the Board of Supervisors upheld that decision.

In the March 3, 2020 election for our 4th District Supervisor, the challenger stated in a public forum that he thought the commercial cannabis growers should be allowed to continue growing in the Simpson Lane/Mitchell Creek area. Word spread quickly and the video was viewed widely.

The final vote result was: 59.34% for the incumbent.

Approving these rezoning applications would not be sound planning. Two special interest “boutique” zones would be created within an area of hundreds of RR-2 properties. One of these proposed zones is severely gerrymandered in order to cherry-pick the properties that might be supportive and/or are associated with the applicant, an owner of a dispensary.

Please vote to deny these applications. If approved, they would open the way for expanded commercial cannabis operations just as we are nearing the sunset for such activity in the Simpson Lane/Mitchell Creek community.

Thank you very much for your consideration,

Judy Tichinin
POBox 1361
Fort Bragg, CA 95437

JAN 23 2022

Planning & Building Services

January 26, 2022

RE: Case #R_2 019-0012 Notice of Public Hearing

Mendocino County Planning and Building Commission, and Board of Supervisors

We are -and remain- vehemently opposed to the continued rezoning requests submitted by Brandy Moulton to "Rezone to create a Cannabis Accommodation Combining District", and "suspend the Sunset Provision for Residential Districts to facilitate continued operation".

This has been an ongoing issue since 2018 when we voted a resounding **NO** to creating a Combined District in our residential neighborhood. Over the years following that resounding vote, we have written letters, attended meetings, and voiced our opinions at every turn. This has become a wearying struggle for 5 years now. It begs the question: when will it end?

As recently as one year ago, on May 18, 2021, we received a "Notice of Public Hearing from the County of Mendocino Department of Planning and Building Services" concerning the above Case #. We wrote letters in response, and on June 22, 2021, we received a letter that Ms Moulton had "withdrawn the application from consideration by the Mendocino County Planning Commission and Board of Supervisors". We later discovered that the application for the above Case #, was not so much withdrawn as it was invalid: Ms Moulton had initially failed to meet the required filing deadline (11/1/2019), neglected to sign the application, and did not pay the filing fee. We thought the issue was (finally) settled.

But here we are once again. With little to no notice, we received word that Ms Moulton had filed her request yet again on January 21, 2022. This latest filing will come before the Mendocino County Planning Commission on February 3rd. Very little notice indeed! I do not understand why the PBS office continues to entertain applications from Ms Moulton on this issue.

Not only are we vehemently opposed to the rezoning request submitted by Ms Moulton, we do not want to see the "Sunset Provision for Residential Districts" extended. We are zoned a Residential Neighborhood and wish to remain so. The Board of Supervisors has already extended the Sunset Provision by an 2 additional years to May of 2022. We want to see this date enforced, not extended.

As you know, we voted -overwhelmingly- against our neighborhood becoming a mixed use area. The vote was loud and clear: a resounding **NO!** A Sunset Provision was put in place. We do not want that Provision suspended, or extended. We do NOT want Rezoning of any kind.

Here are a few key points to consider:

- The Commercial Grows that exist in our neighborhood -both legal and illegal- were originally built before cannabis cultivation was legalized. The growers chose to hide their operations in our heavily forested neighborhood in order to evade detection by law enforcement. Their presence violates our zoning status. To gain legitimacy by asking to be "grandfathered in" now is simply wrong. Their existence was never sanctioned and is not welcomed here.
- Water is an ongoing issue of concern! In the last year alone, 3 of my closest neighbors have had their wells go dry. And, we are facing another year of serious drought. The high demand from Commercial Grows compromises the amount of water available to us for household use and for fire abatement. Ms Moulton is requesting that an additional 26 parcels be added to her rezoning request(s). This only adds to the problem. Our underground aquifers cannot -and should not be expected to- sustain commercial demand.

ATTACHMENT C

- The Commercial Grows in our neighborhood are easy to spot . They are housed in new, very large, barn-like buildings, surrounded by tall, 8 foot fences. Nearby PG&E power poles are boosted to accommodate excessive electrical use. In the beginning, we witness a constant parade of plumbing trucks arriving daily to set up extensive and complex watering systems. Please note that all the grows are Indoor Grows - artificially supplied with heat, light, and water. Because these massive Indoor Grows are not dependent on climate or the natural environment, there is no reason that they need to be housed in our neighborhood. They could just as easily thrive in an industrial park.They could -and should- be relocated. There is no reason they must stay where they are. Again, including additional parcels in a rezoning request further compromises our neighborhood and our natural resources.
- Not only has traffic increased dramatically, but the large number of strangers brought in to work the Grows has become quite troubling. There have been multiple neighborhood break-ins, and many neighbors have been forced to adopt extra security measures. There is an ongoing need to protect our residential properties from errant thieves who might mistake our homes and garages for a “Grow”. We are families. We purchased our homes in a Residentially Zoned neighborhood. We did not bargain for -and do not want- commercial use of any sort.

Case # R_2019-0012 asks to rezone 16 parcels.

Case # R_2019-0013 asks to rezone 10 parcels.

Additional points to consider:

- Spot Zoning is illegal in California. The parcel maps attached to both applications appear to be spot zones. There is no rhyme nor reason to the properties being targeted. In fact, many of the targeted property owners either oppose or were not aware that their parcels were being included in the rezoning request!
- There are unresolved Environmental Impact (CEQA) issues. The Initial Study for the Mitigated Negative Declaration did not address impacts to RR-2 zoning. Aesthetics, Groundwater Supply, and Noise need to be addressed. Further studies need to be conducted and findings need to be broadly shared. These unknowns have a direct impact on property values and the peace of mind of property owners.

In the fall of 2018, the County of Mendocino surveyed residents of several proposed Cannabis Combining Districts within the county. Residents could support by voting to “Opt-In” or oppose by voting to “Opt-Out”. **Ninety percent** of Mitchell Creek residents who responded **OPPOSED** the idea of establishing a Combining District by voting to **Opt-Out**. At every opportunity -and for 5 years now- our neighborhood has overwhelmingly said **NO**. We are still saying **NO**:

NO to rezoning.

NO to Commercial Grows in our neighborhood

NO to suspending the Sunset Provision for Residential Districts.

Sincerely submitted,

John and Linda Turner
31431 Emerald Dr
Fort Bragg, CA 95437

Cc: DanGjerde

Mendocino County

FEB 02 2022

Planning & Building Services

pbscommissions - Fwd: Attach to R_2019-0012 & R_2019-0013 please

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 7:16 AM
Subject: Fwd: Attach to R_2019-0012 & R_2019-0013 please
Attachments: Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:(707)234-6650)

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Web: www.co.mendocino.ca.us/planning/

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Aaren Cooper. I am a resident of Mendocino County, am over 18, and have lived in this community for _____ years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones,

FEB 02 2022

No local alternative cultivation property they could utilize.

Planning & Building Services

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.

Sincerely,

Aaren Cooper

Signature

Contact (Email or phone)

Date

10/25/2019

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Amy Roenspie. I am a resident of Mendocino County, am over 18, and have lived in this community for 3 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones,

FEB 02 2022

No local alternative cultivation property they could utilize.

Planning & Building Services

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.

Sincerely,



Signature

amyroenspie@gmail.com

Contact (Email or phone)

10/26/19

Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Anthony Thatcher. I am a resident of Mendocino County, am over 18, and have lived in this community for _____ years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones. FEB 02 2022

No local alternative cultivation property they could utilize. **Planning & Building Services**

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: Please dont shut this down. This is the most professional and curtiel's store in town.

Thank you for your time and consideration in this matter.
Sincerely,

Anthony Thatcher
Name (Please Print)

77.TheePain@gmail.com
Contact (Email or phone)

10.22.19
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Ariana Pretino Reyes. I am a resident of Mendocino County, am over 18, and have lived in this community for 3 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones, **FEB 02 2022**

No local alternative cultivation property they could utilize. **Planning & Building Services**

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: i love this farm!

Thank you for your time and consideration in this matter.

Sincerely,

Ariana Pretino Reyes

Signature

(707) 357-6208 ananadanae55@gmail

Contact (Email or phone)

11-24-19

Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Ashley Vance. I am a resident of Mendocino County, am over 18, and have lived in this community for 29 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

FEB 02 2022

Planning & Building Services

Greater than sufficient property owner support (60%) in these zones

No local alternative cultivation property they could utilize.

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: I feel safe getting a product that hasn't possibly
been filled with dangerous chemicals.

Thank you for your time and consideration in this matter.

Sincerely,

Ashley Vance

Name (Please Print)

Cheyenne and melanie@gmail.com

Contact (Email or phone)

10/25/19

Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Ashton Calletti. I am a resident of Mendocino County, am over 18, and have lived in this community for 27 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

FEB 02 2022

Planning & Building Services

Greater than sufficient property owner support (60%) in these zones,

No local alternative cultivation property they could utilize.

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

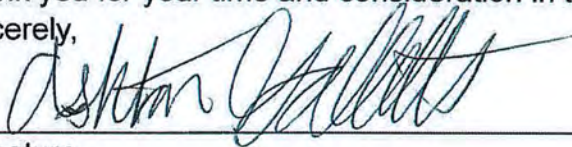
I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.

Sincerely,



Signature

Contact (Email or phone)

10/26/19

Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is AURORA ALLEN. I am a resident of Mendocino County, am over 18, and have lived in this community for _____ years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones, **FEB 02 2022**

Planning & Building Services

No local alternative cultivation property they could utilize.

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.

Sincerely,

AURORA ALLEN

Name (Please Print)

mehawkx@yahoo.com

Contact (Email or phone)

10/23/17

Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Billy S.. I am a resident of Mendocino County, am over 18, and have lived in this community for 13 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones, FEB 02 2022

No local alternative cultivation property they could utilize.

Planning & Building Services

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.

Sincerely,



Signature

Contact (Email or phone)

10/26/19
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Brittini Cook. I am a resident of Mendocino County, am over 18, and have lived in this community for 3 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones, **FEB 02 2022**

Planning & Building Services

No local alternative cultivation property they could utilize.

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: Noooo Its my medicine for disc Degeneration (only thing that works Sovereign HAS)

Thank you for your time and consideration in this matter.

Sincerely,

Brittini Cook
Signature

Cookbrittini@yahoo.com
Contact (Email or phone)

10/31/19
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Bryan NeZ. I am a resident of Mendocino County, am over 18, and have lived in this community for 29 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones,

FEB 02 2022

No local alternative cultivation property they could utilize.

Planning & Building Services

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.
Sincerely,

Bryan NeZ

Name (Please Print)

Contact (Email or phone)

10/22/19
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Casey Nez. I am a resident of Mendocino County, am over 18, and have lived in this community for 27 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones, **FEB 02 2022**

No local alternative cultivation property they could utilize.

Planning & Building Services

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.
Sincerely,

Casey Nez
Name (Please Print)

707-972-1023
Contact (Email or phone)

10/25/19
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is CD Grant. I am a resident of Mendocino County, am over 18, and have lived in this community for 30 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones, FEB 02 2022

No local alternative cultivation property they could utilize.

Planning & Building Services

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: The LAW WAS PASSED TO SUPPORT
SMALL BUSINESS OWNERS, NOT SHUT THEM OUT

Thank you for your time and consideration in this matter.
Sincerely,

CD Grant
Name (Please Print)

cloverstockle@gmail.com
Contact (Email or phone)

12/0/19
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Cher Henry. I am a resident of Mendocino County, am over 18, and have lived in this community for 1 1/2 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

Mendocino County

FEB 02 2022

Planning & Building Services

I also understand that there is:

Greater than sufficient property owner support (60%) in these zones.

No local alternative cultivation property they could utilize.

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.

Sincerely,

Cher Henry
Signature

Cheerney@gmail.com
Contact (Email or phone)

11-26-19
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Chris Nifong. I am a resident of Mendocino County, am over 18, and have lived in this community for 7 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones, **FEB 02, 2022**

No local alternative cultivation property they could utilize.

Planning & Building Services

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.

Sincerely,

Chris Nifong
Name (Please Print)

pennstate84@yahoo.com
Contact (Email or phone)

10/24/19
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Clifton Allen. I am a resident of Mendocino County, am over 18, and have lived in this community for 5 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

Mendocino County

I also understand that there is:

FEB 02 2022

Greater than sufficient property owner support (60%) in these zones.

Planning & Building Services

No local alternative cultivation property they could utilize.

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.
Sincerely,

Clifton Allen

Name (Please Print)

dffona@gmail.com

Contact (Email or phone)

10-22-19

Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Curtis Koval. I am a resident of Mendocino County, am over 18, and have lived in this community for 39 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

Mendocino County

I also understand that there is:

FEB 02 2022

Greater than sufficient property owner support (60%) in these zones, Planning & Building Services

No local alternative cultivation property they could utilize.

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.
Sincerely,

Curtis Koval

Signature _____

Contact (Email or phone) _____

10/25/2019
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Daniel Beers. I am a resident of Mendocino County, am over 18, and have lived in this community for _____ years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

Mendocino County

I also understand that there is:

FEB 02 2022

Greater than sufficient property owner support (60%) in these zones *Planning & Building Services*

No local alternative cultivation property they could utilize.

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.
Sincerely,

Daniel Beers
Signature

707 409 4102
Contact (Email or phone)

Oct 25, 2019
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Ananda Wesley. I am a resident of Mendocino County, am over 18, and have lived in this community for 13 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones,

FEB 02 2022

Planning & Building Services

No local alternative cultivation property they could utilize.

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: I refuse to go anywhere else.

Thank you for your time and consideration in this matter.

Sincerely,

Ananda Wesley
Signature

(707) 734-0421
Contact (Email or phone)

10/28/19
Date

pbscommissions - Moulton Applications

From: "Lin Varnum" <lvarnum@mcn.org>
To: <pbscommissions@mendocinocounty.org>
Date: 2/1/2022 12:14 PM
Subject: Moulton Applications

Mendocino County

FEB 02 2022

Planning & Building Services

We are residents of the area involved in these applications.

We STRONGLY oppose any suspension or alteration of the commercial cannabis sunset provision!

Keep our residential community residential. No commercial cannabis!

-- Lin and Ginny Varnum

Redwood Springs Drive
Fort Bragg

pbscommissions - Fwd: Sovereign applications

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:35 PM
Subject: Fwd: Sovereign applications

Mendocino County**FEB 02 2022****Planning & Building Services**

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:(707)234-6650)

Coast Office:

120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:(707)964-5379)

Web: www.co.mendocino.ca.us/planning/

>>> orlando villalpando <villalpandoorlando520@gmail.com> 1/31/2022 7:30 PM >>>

Mendocino County Staff and Planning Commission,

I orlando villalpando am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community i have been going their for years and they have never let me down.

Sincerely,
Orlando Villalpando

pbscommissions - Sovereign Approval

From: Nick Volken <volken23@gmail.com>
To: <pbs@mendocinocounty.org>
Date: 1/31/2022 8:22 PM
Subject: Sovereign Approval

Mendocino County

FEB 02 2022

Planning & Building Services

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

Thank you!

pbscommissions - Fwd: R_2019-0012 and 2019-0013

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:42 PM
Subject: Fwd: R_2019-0012 and 2019-0013

Mendocino County

FEB 02 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

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Phone: [\(707\) 964-5379](tel:(707)964-5379)

Web: www.co.mendocino.ca.us/planning/

>>> wicked Beard <wickedreaper707@gmail.com> 1/31/2022 10:42 PM >>>

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and quality cannabis to our community.

Sincerely,
E. Wilhite

pbscommissions - CASE#: R_2019-0012

From: Keevan Abramson <swampyoasis@yahoo.com>
To: "pbs@mendocinocounty.org" <pbs@mendocinocounty.org>
Date: 1/28/2022 8:40 AM
Subject: CASE#: R_2019-0012

Mendocino County

JAN 31 2022

Planning & Building Services

Hello to members of the Planning Commission,

I am writing to describe my concerns about two requests by Brandy Moulton.

- 1. **CASE#:** R_2019-0012 which I will address as Jade Ct
- 2. **CASE#:** R_2019-0013 which I will address as Franklin Road

Your approval will send these requests to the Supervisors but I am requesting you negate these. I cannot find a "mission statement" for the Planning Committee but will address the Mission Statement for the Board and hope that will influence you.

The Mendocino County Board of Supervisors' mission is to create and maintain a responsive and responsible government that enhances the quality of life of the people of Mendocino County. The County's mission is to deliver services that meet: Public safety, health, social, cultural, education, transportation, economic, and environmental needs of our communities.

The citizens of our impacted area have voted overwhelmingly to not allow commercial cannabis endeavors. A vote was authorized by the Board and democracy has spoken definitely. The above mission statement specifically states the ideal of being responsive and responsible.

Allowing a commercial activity that produces a non-essential product in a densely populated residential area, zoned accordingly, certainly will not enhance our quality of life. It is likely to degrade our safety, health, economic and environmental needs. Both areas in question overlie two significant watersheds, Mitchell Creek (Jade Ct) and Digger Creek (Franklin Road.) The latter flow goes west in close proximity to properties south of Simpson Lane, then runs through the Botanical Gardens which uses the water for irrigation just prior to discharging into the ocean. I live on Mitchell Creek Drive, due west of the Franklin Road proposal, where portions of the water table "daylight" with the emergence of springs, all of which coalesce into Digger Creek. I don't have to look in a well to see the effects of the drought as the springs which were active all year now are seasonal with greatly diminished flows or absent. Yet after significant winter rains of several days, our property exhibits huge flows of water. Small waterfalls display mounds of soap bubbles, indicating probable leaching from surface use of cleaning products. The impact of water usage and chemicals leaching into this water source for hundreds of citizens and wildlife cannot be predicted.

Several years ago when commercial cannabis growing in our community was first considered, I wrote to the Board about the increased risk of fire associated with commercial growing. I sent several links to websites with this information. Here is a more recent link:

<https://emergencyreporting.com/blog/fire-code-compliance-challenges-marijuana-grow-facilities/>

We take the risk of fire in our area seriously. Within the last few years, several residents of the Mitchell Creek Drive-Turner Road area, Anna Garza, Ron Hock, Michelle Patterson, and I, initiated the Fort Bragg South Fire Safe Council and have worked diligently with Supervisor Gjerde, Fort Bragg Fire Chief Steve Orsi, and Alex Leonard, Battalion Chief, Cal Fire, Mendocino Unit, to develop a secondary emergency egress in the event of a fire should Simpson Lane become blocked. This has happened many times with downed wires from falling trees and automobile accidents involving utility poles at the many curves in the road. An alternative route east from the coast for fire fighting crews and equipment was established on Gibney Lane through Jackson State Forrest but that is not suitable for automobiles. A possible route through Pearl Drive through private properties has been discussed and visited but obstacles (literally and figuratively) remain that will be dealt with as an emergency evolves. This is not ideal. We certainly don't need to add to the risks.

Please deny this application. It is my understanding, the applicant doesn't even live in our neighborhood. Please consider the significant risks involved with commercial Cannabis growing including increasing the risks of fire, the decrease or lack of water for residents for their daily uses which is becoming more commonplace, and water toxicity involving agricultural fertilizers and pest control. Above all, please respect the expressed opposition by our neighborhood residents not only by a vote authorized by the county but a large turnout for a pre-pandemic meeting where this was discussed.

Thank you and thanks for your participation on the Planning Committee.

Keevan Abramson
16656 Mitchell Creek Drive
Fort Bragg, CA 95437

pbscommissions - Against rezoning to allow commercial cannabis

From: Jane E Barrett <danjane@mcn.org>
To: <pbscommissions@mendocinocounty.org>, <bos@mendocinocounty.org>
Date: 1/25/2022 11:46 AM
Subject: Against rezoning to allow commercial cannabis

January 25, 2022

Board of Supervisors,

Re: Case Number R-2019-0012

I can not even believe I am having to write you again. I live on Emerald Drive, around the corner from Jade Court. For all I know, I am among the properties Brandy Moulton wants to include in her re-zoning scheme to expand her large scale marijuana growing efforts. Large grows attract armed thieves. Look at what happened down in Gualala just recently. Brandy herself was ripped off about a year ago. The thieves cut through our neighbors fence to access Brandy's 'Pot-Barn'. A few years ago, my neighbor right across the street from me was ripped off for harvested marijuana bud, guns, a coin collection, etc. We are a quiet residential neighborhood of mostly aged couples but also younger couples with small children. Brandy's attempts to re-zone us include 1 acre properties occupied by older residents who know nothing about this and would certainly not appreciate armed thugs breaking into their homes, demanding to know where the 'stuff' is. In past letters to you, several of us have also pointed out the concern for depleting our aquifer in these ongoing drought years. Why in the world would you even consider Brandy coming at us yet again. So please, do the right thing and end this aggressive 'project' which displays a cavalier disregard for the safety and peace of this neighborhood. Thank you, Daniel R. Barrett.

ATTACHMENT C

pbscommissions - Fwd: R-2019-0012.....AGAIN!!

From: PBS PBS
To: pbscommissions
Date: 1/26/2022 2:00 PM
Subject: Fwd: R-2019-0012.....AGAIN!!

Mendocino County

JAN 29 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:7072346650)

Coast Office:

120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:7079645379)

Web: www.co.mendocino.ca.us/planning/

>>> Melissa Berman <melissaberman1055@gmail.com> 1/26/2022 11:16 AM >>>

Hello,

How is it that "no" is not the final answer on this? Please add my name to your list of concerned neighbors who are opposed to cannabis cultivation in residential areas like mine.

Thank you,

Melissa berman

--

16550 Canyon Dr

Fort Bragg, CA 95437

melissaberman1055@gmail.com

[707.357.1055](tel:7073571055)

pbscommissions - Fwd: Resubmission of Consolidated Letter of Opposition R_2019-0012

From: PBS PBS
To: pbscommissions
Date: 1/31/2022 2:20 PM
Subject: Fwd: Resubmission of Consolidated Letter of Opposition R_2019-0012
Attachments: Updated Consol Ltr of Opposition R_2019-0012.pdf

Mendocino County

JAN 31 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

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Web: www.co.mendocino.ca.us/planning/

>>> Joan Campagna <jccfortbragg@gmail.com> 1/30/2022 9:05 AM >>>

Good day Mendocino County Planning Commission,

Neighbors from the Mitchell Creek South community are resubmitting our Consolidated Letter of Opposition to Application R_2019-0012, which asks to create a Cannabis Accommodation Combining District in our neighborhood.

This letter was originally submitted July 30, 2021, to Russell Ford to document that 9 of the 16 APNs included in Application R_2019-0012 did not support the creation of a CA District. Prior to the consolidated letter, many neighbors had submitted individual letters saying the same.

Please note that in resubmitting, we have updated the document to show that Art Whatley, whose Trust owns 16001 Shane Drive, has passed. Two signatures were originally collected for this address, with both signatures in opposition to the application. The remaining signatory still resides on the property.

We're resubmitting this letter SPECIFICALLY to point out that we feel the same way about this action in 2022 as we did in 2021. In fact, this is the 3rd time since 2018 our neighborhood has needed to stand together against changes that would significantly alter the quality of life in this RR neighborhood.

We thank the County for listening to our concerns as homeowners, and are gratified to see these concerns reflected in your Staff Report.

Joan Campagna

On behalf of the Mitchell Creek Heights Neighborhood

**Mitchell Creek Neighborhood
Coordinated Letter of Objection
Relating to CASE#: R_2019-0012**

**NOTE: We are requesting that this Coordinated Letter of Objection
be entered into the record for CASE#: R_2019-0012.**

I am a homeowner in the Mitchell Creek neighborhood of Fort Bragg, CA, 95437.

My parcel has been included as one of 16 parcels identified as part of CASE#: R_2019-0012, which is trying to establish a Cannabis Accommodation Combining District in this neighborhood.

I am signing this Coordinated Letter of Objection to register my opposition to having this type of overlay district created in my RR-zoned neighborhood. I do not support this application.

Name, Address and APN

Date Signed

Doug Kronzer & Chrisanne Sahines
16220 Shane Drive, Fort Bragg, CA 95437
APN 019-570-16

Doug Kronzer
Chrisanne Sahines

7/25/21
7/28/21

David Gidley
16100 Shane Drive, Fort Bragg, CA 95437
APN 019-570-17

David Gidley

7/25/21

ATTACHMENT C

<p>Jason Sposeto & Courtney Thiesen 15815 Shane Drive, Fort Bragg, CA 95437 APN 019-570-27</p> <p><i>Jason Sposeto</i> <i>Courtney Thiesen</i></p>	<p><u>7/23/21</u> <u>7/26/21</u></p>
<p>Trent Nailor & Verna Richter 15830 Shane Drive, Fort Bragg, CA 95437 APN 019-570-19</p> <p>Per resident, has sent in separate letter, does not support rezoning</p>	
<p>Ray & Natalie West 15500 Shane Drive, Fort Bragg, CA 95437 APN 019-270-25</p> <p><i>Ray West</i> <i>Natalie West</i></p>	<p><u>7-25-21</u> <u>7-25-21</u></p>
<p>Jeff Nixon & Yun Yan Li 15665 Shane Drive, Fort Bragg, CA 95437 APN 019-570-29</p> <p><i>Jeff Nixon</i> <i>Yun Yan Li</i></p>	<p><u>7/23/2021</u> <u>7/23/2021</u></p>
<p>Parris & Silvia Reed 15681 Shane Drive, Fort Bragg, CA 95437 APN 019-570-28</p> <p><i>Parris Reed</i> <i>Silvia A. Reed</i></p>	<p><u>7/23/2021</u> <u>7/23/2021</u></p>

ATTACHMENT C

Deceased Fall 2021

Art Whatley & Francie Nolan
16001 Shane Drive, Fort Bragg, CA 95437
APN 019-570-26

~~Aka: The Arthur
Allen Whatley Trust~~
↓
~~SUPP ID
05-202870~~

7/25/21
7.25.21

~~Art & Francie Nolan~~

Nolan

Sean Wensel
31171 Turner Road, Fort Bragg, CA 95437
APN 019-560-6300

SW

7/25/21

ATTACHMENT C

James Feenan - Re: Updated Consolidated Letter of Opposition R_2019-0012

Mendocino County

JAN 31 2022

Planning & Building Services

From: Russell Ford
To: wingsofgrace3b@gmail.com
Date: 1/31/2022 8:36 AM
Subject: Re: Updated Consolidated Letter of Opposition R_2019-0012
Cc: James Feenan; Julia Krog

Good morning Joan, and thanks for the letter. I've saved it to the project folders for posting to the website.

-Russ

RUSSELL D. FORD

SENIOR PLANNER - GIS/LAND

COUNTY OF MENDOCINO, PLANNING & BUILDING SERVICES

860 NORTH BUSH STREET

UKIAH, CA 95482

[\(707\) 234-6650](tel:(707)234-6650)

fordr@mendocinocounty.org

www.mendocinocounty.org/government/planning-building-services

>>> Joan Campagna <wingsofgrace3b@gmail.com> 1/30/2022 10:18 AM >>>

Good day Mr. Ford,

On behalf of the Mitchell Creek Heights South neighborhood, I am resubmitting our Consolidated Letter of Opposition to Application R_2019-0012. Note that there is one update to the letter referencing the passing of one of our subdivision members.

We have posted the updated letter, along with a cover letter, to the online website for comments. I am also attaching both documents here.

I just wanted to take a moment to bring this resubmission to your attention to make sure our letter doesn't get lost in the mix. I will be in attendance via zoom at the 2/3/22 Public Hearing.

Thank you - and stay well and safe!

Joan Campagna
15780 Shane Drive

From: "Shawn Carolan-Abell" <sabell@mcn.org>
To: <pbscommissions@mendocinocounty.org>
Date: 2/1/2022 10:22 AM
Subject: regarding case R 2019 0012

To Whom it may concern:

I own property at 17400 Amethyst Dr. Fort Bragg, CA.
I received this notice regarding a proposal for Cannabis Accommodation.
I am 100% against for the following reason:

1. Ground water in our current drought!!! That should be reason enough. there is no water to support such a business.
2. A BUSINESS in a residential neighborhood. The noise of the fans on these buildings go off ALL HOURS of the NIGHT. They exist already. We hear them. My daughter lives on Amethyst.
3. Put this proposal in an industrial area, such as north of FB.

As a note. I do not understand the language of this proposal by the way.
"Addendum to previously adopted mitigated negative declaration."
Please explain what that means.

Thank you and do let me know this email will be counted at the hearing and that you received it in time.

Shawn Carolan-Abell

ATTACHMENT C

pbscommissions - Case #: R_2019-0012

From: Raven Deerwater <raven@taxpractitioner.com>
To: <pbscommissions@mendocinocounty.org>
Date: 1/27/2022 2:42 PM
Subject: Case #: R_2019-0012
Cc: <bos@mendocinocounty.org>

Mendocino County

JAN 29 2022

Planning & Building Services

This comment is in response to letter I received from the Department of Planning and Building Services dated January 21, 2022 concerning the rezoning application of Brandy Moulton. I thank you for the opportunity to make this public comment.

1. I find it amazing that this application is still being given serious consideration by the County over the repeated objections of the neighborhood. I feel we are playing "Whack-a-Mole," with the same Mole appearing from the same hole over and over. As I said in my earlier response to the Department (email of May 27, 2021), I think it is completely unacceptable that the property owners of the parcels suggested for rezoning are not listed. Who are they? Have they been informed of this application and are they in support? Do you have signed authorizations from them? It seems wrong that they do not have to reveal their names to the public, but those of us who make public comments must make our names available and public. This is neither transparent or neighborly; it is poor governance and simply unacceptable.

2. The application was filed on October 30, 2019. This is now 27 months before the hearing date of February 3, 2022. During these 27 months, there has been no effort by these property owners to get to know their neighbors, to inform them of what is going on with their property, to engage them in a robust and rich discussion of how a cannabis accommodation would be of benefit to the neighborhood. In fact, there has been every effort to avoid such contact.

3. Surveys which were circulated within our neighborhood and all contiguous neighborhoods in this area two years ago were conclusive in their findings that the neighbors wished the county to enforce the sunset regulations. This neighborhood is residential, there is no desire for any commercial zoning of any kind. Nevertheless, the property owners in the application have spent effort during the past two years in building up their business in this location rather than looking at how best to sunset their business and move to an alternative site.

4. I find it disheartening that the county, at best, did not pay attention to the information gathered two years ago, and, at worst, deliberately ignored this information. The applicant and associated owners have not shown respect to the neighborhood nor integrity in their actions. The bottom line is that there are other areas of the county that are open to cannabis cultivation, and this residential neighborhood has consistently and appropriately expressed its opinion against this. The applicant has always sought to inflict her will on these neighbors and the county -- this is not how it should work.

5. Please deny the application.

Raven Deerwater

31540 Emerald Drive, Fort Bragg

--

Raven Deerwater EA, PhD Tax Practitioner

PO Box 1786
Mendocino, CA 95460
707-937-1099
www.taxpractitioner.com

pbscommissions - Fwd: R-2019-0012 for Franklin Rd.

From: PBS PBS
To: pbscommissions
Date: 1/26/2022 2:00 PM
Subject: Fwd: R-2019-0012 for Franklin Rd.

Mendocino County

JAN 29 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:(707)234-6650)

Coast Office:

120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:(707)964-5379)

Web: www.co.mendocino.ca.us/planning/

>>> Carrie Ann Becker Fishman <c.beckerfishman@gmail.com> 1/26/2022 12:19 PM >>>

Dear Board,

I live on Franklin Road with my husband, elderly mother, and young child; and we are *staunchly* opposed to commercial cannabis farming in our area for the following reasons, along with many more:

1. traffic and danger of criminal activity and potential violence from people looking to pilfer grows and the protection of those grows.
2. water usage
3. fertilizers leaching into the water table
4. the precedent this will set for others to move in to grow, and *not* move in, using properties for grows in their absence.

Carrie Fishman she/ her

Lifecoach: www.expeditionlifecoaching.com

Email: carrie@expeditionlifecoaching.com

Instagram: @carrie.outside

PBS PBS - R_2019-0012 Please DENY the application for a cannabis zone in my neighborhood. R_2019-0012

Mendocino County

FEB 02 2022

Planning & Building Services

From: "Jeff Fox" <jeff@mcn.org>
To: <pbs@mendocinocounty.org>
Date: 2/2/2022 4:27 PM
Subject: R_2019-0012 Please DENY the application for a cannabis zone in my neighborhood.
R_2019-0012
Cc: <bos@mendocinocounty.org>, <gjerde@mendocinocounty.org>

Dear planning commission. Please deny the application for a special cannabis zone being requited in Case # R_2019-0012.

Frankly, I'm amazed that this keeps cropping up when the neighborhood has repeatedly expressed overwhelming opposition to the idea.

Thank you,

Jeff Fox
Shane Drive resident.
Fort Bragg, CA 95437

Mendocino County

JAN 31 2022

Planning & Building Services

From: Ben Hayter <brhayter6591@gmail.com>
To: <bos@mendocinocounty.org>
Date: 1/28/2022 8:50 AM
Subject: Case # R 2019-0012

I am opposed to this project. We're in the middle of a drought and the last thing we should have in a residential neighborhood is commercial agricultural. Everyone who has a permit knew that there was a sunset date. Time to suck it up and move on.

Sent from my iPad

Mendocino County

JAN 28 2022

Planning & Building Services

From: Ben Hayter <brhayter6591@gmail.com>
To: <pbscommissions@mendocinocounty.org>
Date: 1/28/2022 8:45 AM
Subject: Case# R 2019-0012. (Brandy Moulton)

To the planning commission. I oppose this project. I feel that the last thing we need in a residential neighborhood is commercial agricultural. We're still in the middle of a drought for gosh sakes. If Brandy wants to process weed in her big building that's one thing but I really don't think commercial growers have a place in residential areas. Thank you. Benjamin Hayter

Sent from my iPad

ATTACHMENT C

pbscommissions - Against Cannabis Accommodation Combining District

From: Richard Jacobs <rjacobssd@gmail.com>
To: <pbscommissions@mendocinocounty.org>
Date: 2/2/2022 9:54 AM
Subject: Against Cannabis Accommodation Combining District

Mendocino County

FEB 02 2022

Planning & Building Services

Case#: R_2019-0012

As a homeowner and resident of the Mitchell Creek area I am again writing against allowing commercial Cannabis cultivation in this residential neighborhood.

This has been going on for several years. The rules were set, but the growers tried to change them. A vote was taken and the result was overwhelmingly against commercial cultivation. Yet again growers are trying to change the rules by rezoning to "facilitate greater flexibility" and "suspend the Sunset Provision" to continue operating in this area.

It's time for no to mean no.

Recommend against the rezoning this residential area.

Sincerely,
Richard Jacobs
Redwood Springs Drive
Fort Bragg

ATTACHMENT C

Douglas Kronzer
16220 Shane Drive
Fort Bragg, CA 95437

Mendocino County

FEB 01 2022

Planning & Building Services

January 28, 2022

Dear County of Mendocino ,

We are owners at 16220 Shane Drive near Brandy Moulton. We are against the case # R-2019-0012. We are asking that the Sunset Provision be shut down as per the law that was written.

Pandora's box was opened when the growers were first allowed to operate in the residential neighborhoods. It is now time to close that box. How about thinking outside that box?

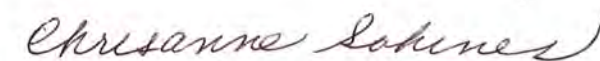
Why not establish a common compound with fencing and security monitored by the County? The County would then be able to supervise all aspects of cannabis growth from planting, cultivation, waste water management, cultivation and harvesting. The County would know exactly the process and yield of each grower. The County could also collect all the tax revenue on the spot and up front. Keep control over the entire process.

This could be located outside Willits, Ukiah or on the top of Hwy. 20. It is warmer with plenty of sunshine and fresh air. Get the cannabis growers out of the neighborhoods where they can be managed properly. Just buy up some guy's old farm or ranch and convert it into a pot business run by the County. You could even charge the growers RENT for a plot inside the compound.

Respectfully,



Douglas Kronzer



Chrisanne Sahines



January 21, 2022

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission on Thursday, February 3, 2022, at 9:00 a.m., will conduct a public hearing on the following project at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation in an effort to slow the spread of COVID-19 and pursuant to the recommendation of the Mendocino County Health Officer and the California Department of Industrial Relations. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbocommissions@mendocinocounty.org or via Telecomment. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>. The meeting is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCounty/Video>.

CASE#: R_2019-0012

DATE FILED: 10/30/2019

OWNER: VARIOUS

APPLICANT: BRANDY MOULTON

REQUEST: Rezone to create a Cannabis Accommodation Combining District of sixteen (16) parcels to facilitate greater flexibility in the development standards related to cannabis cultivation for existing commercial cannabis cultivation sites and suspend the 'Sunset Provision for Residential Districts' to facilitate continued operation.

ENVIRONMENTAL DETERMINATION: Addendum to Previously Adopted Mitigated Negative Declaration (SCH No. 2016112028)

LOCATION: 6.4± miles southeast of Fort Bragg City center, lying on the east side of Jade Ct. (CR 453), 0.1± miles east of its intersection with Amethyst St. (CR 451); located at multiple addresses: APN's: 019-560-31, 019-560-12, 019-560-29, 019-560-41, 019-560-62, 019-560-63, 019-570-16, 019-570-17, 019-570-19, 019-570-24, 019-570-25, 019-570-26, 019-570-27, 019-570-28, 019-570-29, 019-570-32.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: JULIA KROG

The staff report, and notice will be available 10 days before the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services>

We are opposed to any continuation of cannabis growth in our neighborhood. Shut the sunset provision down as promised. NO MORE pot growers in our neighborhoods - Thank you.

Douglas Kronzer

Chrisanne Sahines



Mr. Douglas Kronzer
16220 Shane Dr.
Fort Bragg, CA 95437-7776

over please

Chrisanne Sahines

16220 Shane Drive

Ft. Bragg, California 95437

ATTACHMENT C

Douglas Kronzer
15151 Mitchell Creek Drive
Fort Bragg, CA 95437

January 28, 2022

Dear County of Mendocino,

I would like to submit a formal complaint for the cannabis cultivation growing operation at 15183 Mitchell Creek Drive.

My biggest complaint is the water usage by the cannabis growers. Who is monitoring their usage? Are there gauges on their sources of water to regulate how much water they are using? My property is located at 15151 Mitchell Creek Drive and was purchased in 2001. The well on that property has never gone dry in 20 years. Last week the water tank was empty. There is a cannabis growing operation above that property at 15183. Are they using more than their fare share of the water resources? There are three 2500 gallon holding tanks you can see from the private drive as you approach the front gate. I believe the growers are using more than their fare share of the water, and this requires an Environmental Impact Report.

My grandparents lived in the Santa Cruz Mountains for 35 years. Their community had a small water district that relied on rain water collection. In the 1980's more wealthy people started moving into that community and built larger homes with dishwashers and hot tubs. Those new residents began using more than their fare share of the water for a yuppie lifestyle. It put a huge strain on what used to be a manageable water district. I fear that same situation is being created in this area because the cannabis growers are taking more water than they should. It's another example of the minority taking advantage of the majority for their own selfish ends.

We do not want drug dealers growing their substances in our residential neighborhoods. It's pretty basic. We are opposed to allowing any future cannabis growing in our area.

Sincerely,



Douglas Kronzer

FEB 02 2022

pbscommissions - CASE#: R_2019-0012

Planning & Building Services

From: baby clark-miller <shaggyrufus@gmail.com>
To: <pbs@mendocinocounty.org>, <pbscommissions@mendocinocounty.org>
Date: 2/2/2022 4:50 PM
Subject: CASE#: R_2019-0012

I am writing to you in regards to CASE#: R_2019-0012. My name is Kyla Miller and I was born in Fort Bragg and have lived here my whole life. I'm writing in support of this project. Reading through the opposition letters I see people stating that this property should be reserved for housing and that this kind of operation is not conducive with a family neighborhood. Well I Live on jade court on the property WITH the project in question and have lived here for 3 years with my elderly father and niece and nephew that I care for. I also am employed by the company and I rely on this job because it's one of the only jobs in this area that pays a good living wage and still allows me time with my family. Without this Job and housing I will find myself in the same situation I did 4 years ago, unable to find housing because of the housing market and absurd amount of air BNB's. I am saddened by the fact I will most likely be forced to relocate from my life long home, family, friends and support system. One comment spoke of the stigma around cannabis but still wrote in opposition, I would urge people to try to break this stigma rather than perpetuate it. This company is made up of families, expecting parents, people who care for their elders. With what has happened to the cannabis industry lately in California and covid it's not easy or feasible to just up and move a small business.

I'm also aware that the accommodation zones received more than the required amount of support of 60% and was closer to a 75% approval, and that the planning commission recommended approval. Then with no good reasoning or explanation changed it to a denial.

The cannabis industry is also the one most regulated industry, the regulations and requirements cover protecting the water table, security requirements, all environmental concerns and beyond. I urge people to review these regulations before assuming that we are stealing your water and poisoning the ground.

Other comments spoke of the increase in crime and people speeding in the neighborhood. I believe that is due to drug (particularly methamphetamine) and alcohol use and black market crime, not legal cannabis. Legal cannabis actually has been statistically proven to reduce crime.

I am proud to work for this company because they give back to the community. I have personally been involved in multiple trash clean ups on Simpson lane, under Hair Creek Bridge, a cleanup of a massive homeless encampment with the rotary club. They have an adopted stretch of highway north of town. They have donated to the children's fund FBUSD autism program just to name a couple. This company truly cares about the community.

It seems that a lot of people writing in think that approving this means that it will be open season for new cannabis businesses to move into the neighborhood. That is simply not true, no new cultivation will be allowed this will just allow the people that have been growing here prior to 2016 to continue operation.

This business has been in this location for 10 years. Longer than a lot of the people that are upset have lived here. The problem began when people were alerted to our presence. I understand that people are scared because of the stigmas and falsehoods that revolve around cannabis. In conclusion I think it's important that we humanize this, we are not criminals or bad people, we are families, we are small local businesses struggling to survive and putting much needed tax revenue back into the county and state. For all of these reasons I am praying that you will please support this project.
Thank you for your time and consideration
Kyla Miller

From: Katherine Montgomery <kamontg@pacbell.net>
To: <pbscommissions@mendocinocounty.org>
Date: 1/29/2022 10:28 PM
Subject: Case#: R_2019-0012

Mendocino County

JAN 31 2022

Planning & Building Services

Case #: R_2019-0012

Hearing date: 02/03/2022
Time: 9am

To the Mendocino County Planning Commission:

We are writing in regard to the application to rezone our residential neighborhood. We are opposed to the granting of the application.

Our property at 17451 Jade Court, Fort Bragg, abuts the applicant's property. Unlike the applicant, we live on our property and suffer the inconveniences the neighboring cannabis business entails:

1. An unpleasant odor that on occasion reaches our house.
2. Trespassing on our property by thieves gaining access to the cannabis-growing neighbor. (This occurred sometime between when we closed our gate on January 11, 2021 and when we opened it the next morning.)
3. Extra wear and tear by the vehicles and heavy equipment used for projects on the cannabis property. The cul-de-sac in front of the entrance to our property is in bad shape.

When we purchased the property in July 2018 it was with the understanding that the cannabis business was to terminate in two years. That clearly has not happened. Moreover, the property continues to be developed for growing cannabis.

The existence of a cannabis business in our neighborhood is not consistent with its residential character. Rezoning will only aggravate the negative impact the business has on our neighborhood. We respectfully request that the application be denied and that the 2022 sunset deadline remain in effect without any further extensions.

Katherine A. Montgomery
Lynette E. Parker
17451 Jade Court
Fort Bragg, CA. 95437

pbscommissions - R_2019-0012 (Moulton - CAD Jade Ct)

From: Brandy Moulton <brandy@sovereign707.com>
To: PBS PBS <pbs@mendocinocounty.org>, Julia Krog <krogj@mendocinocounty.org...>
Date: 1/31/2022 7:39 PM
Subject: R_2019-0012 (Moulton - CAD Jade Ct)
Attachments: Original Staff Report.pdf

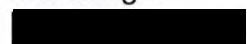
Mendocino County

FEB 02 2022

Planning & Building Services

Please attach the original staff report (attached here) to the agenda for the application referenced in the subject line.

Thank you,
Brandy Moulton
Chief Executive Officer,
Sovereign



JADE



PLANNING COMMISSION
STAFF REPORT- REZONE

JUNE 3, 2021
R_2019-0012

SUMMARY

OWNER(S): VARIOUS

APPLICANT: BRANDY MOULTON
18601 N HWY 1
PMB 166
FORT BRAGG, CA 95437

REQUEST: Rezone to create a Cannabis Accommodation Combining District of sixteen (16) parcels to facilitate greater flexibility in the development standards related to cannabis cultivation for existing commercial cannabis cultivation sites and suspend the 'Sunset Provision for Residential Districts' to facilitate continued operation.

LOCATION: 6.4± miles southeast of Fort Bragg City center, lying on the east side of Jade Ct. (CR 453), 0.1± miles east of its intersection with Amethyst St. (CR 451) located at multiple addresses; APN's: 019-560-31, 019-560-12, 019-560-29, 019-560-41, 019-560-62, 019-560-63, 019-570-16, 019-570-17, 019-570-19, 019-570-24, 019-570-25, 019-570-26, 019-570-27, 019-570-28, 019-570-29, 019-570-32.

TOTAL ACREAGE: 44.29± Acre Cannabis Accommodation Combining District

GENERAL PLAN: Rural Residential, 2 Acre Minimum Parcel (RR2)

ZONING: Rural Residential, 2 Acre Minimum Parcel (RR:2)

SUPERVISORIAL DISTRICT: 4 (Gjerde)

ENVIRONMENTAL DETERMINATION: Addendum to the previously adopted Mitigated Negative Declaration (MND; #SCH2016112028)

RECOMMENDATION: The Planning Commission recommends that the Board of Supervisors adopt the attached Addendum to the Mitigated Negative Declaration and approve Rezone R_2019-0012.

STAFF PLANNER: CHEVON HOLMES

BACKGROUND

PROJECT DESCRIPTION: Rezone to create a Cannabis Accommodation Combining District of approximately 44.29 acres 6.4± miles southeast of the Fort Bragg City center (See Location Map). Consisting of sixteen (16) legal parcels zoned Rural Residential (RR) and requires a 80,000 square foot minimum parcel size (RR:80K). The applicant, a Mendocino County resident, long-time business operator, and cannabis cultivator, seeks to continue their small cannabis production operation which has existed with continued use on the subject property which they own. In the case of this Rezone application (R_2019-0012) to create a Cannabis Accommodation Combining District, the property which the applicant has demonstrated continued cannabis operations is 0.98± acres, 1.02 acres short of the required two (2) acre minimum.

As explained in Chapter 20.118 of the Mendocino County Zoning Code, the intent of the Cannabis Accommodation District is to facilitate greater flexibility in the development standards related to cannabis cultivation for existing commercial cannabis cultivation sites and suspend the "Sunset Provision" for Residential Districts' and allow continued operation.

APPLICANT'S STATEMENT: As provided by the applicant:

"Existing cannabis facility apply for a cannabis accommodation district. Project has contributed significant tax revenue to the county, provided consistent employment for coastal residents and shoulders a large portion of brand awareness for the cannabis economy of Mendocino."

CANNABIS CULTIVATION REGULATORY BACKGROUND: The Mendocino County Board of Supervisors adopted Ordinance Number 4381 on April 4, 2017, adding Chapters 10A.17 and 20.242. A Mitigated Negative Declaration (MND) was adopted by Resolution Number 17-042, for the ordinance. The provisions of the ordinance intended to regulate production by licensed operators, and provide clear standards and permitting pathways to help bring baseline cannabis cultivation activities into compliance with existing regulatory frameworks. The ordinance outlines pathways for compliance with new and existing regulations that provide for local review, inspection and oversight ultimately reducing potential environmental effects from existing and proposed cultivation activities. The Board of Supervisors then adopted various amendments to Chapters 10A.17 and 20.242 of County Code that adjusted specific provisions further allowing continuance of current cultivation activities for qualified applicants. Even still, many existing small commercial operations were too constrained by the development standards in the code, related to cannabis cultivation operations, to meet the minimum requirements for obtaining a cultivation permit.

As such, the Mendocino County Board of Supervisors directed that a Request for Proposals (RFP), be circulated to identify and implement strategies to facilitate the permitting of commercial cannabis uses throughout the County. Michael Baker International was selected to assist the County with research and development of an appropriate regulatory framework, informed by public participation. Specific areas of concern were identified, and the Board furthermore requested analysis of the potential use of Overlay Zones or Combining Districts to allow for existing cultivation activities to continue in some zoning designations, and total prohibition of cultivation activities in others. Two types of districts were ultimately established by adoption of Ordinance No. 4420 on December 4, 2018, with corresponding new chapters to the zoning code. Chapter 20.118 created Cannabis Accommodation (CA) Combining Districts to support continued operation of existing cultivation sites and Cannabis Prohibition (CP) Combining Districts in Chapter 20.119, intended to prohibit new commercial cannabis use and would end existing permitted commercial cannabis use. On May 22, 2018, the Board of Supervisors adopted Resolution Number. 18-076, which included an addendum to the MND to allow for applications to be processed for Accommodation and Prohibition Combining Districts. In doing so, the County reviewed the provisions of CEQA and the CEQA Guidelines, including Section 15162 (Subsequent EIRs and Negative Declarations) and Section 15164 (Addendum to an EIR or Negative Declaration).

The study conducted by Michel Baker International identified six communities, or neighborhoods, as possible CA Combining Districts, and two (2) potential CP Combining Districts. Of those analyzed as prospective accommodation districts, the Mitchell Creek North proposal encompassed parcels included in this rezone request (See Attachment: Project Locations). As directed by the Board of Supervisors, community input was critical to informing staff and the Planning Commission's recommendations and the consulting firm held a meeting on July 26, 2018 at the Caspar Community Center. According to a staff memorandum, the meeting was well attended with regard to the number of participants, but homeowners felt they were underrepresented. More than one hundred people attended the meeting, including the staff planner for this Rezone, and 31 comment cards were received. As part of the community input process, a web address was established to receive comments from the public. At least 88 email comments were received regarding the Mitchell Creek CA District, referring to both the Mitchell Creek North and Mitchell Creek South Districts, nearly 90 percent in opposition. General concerns in order of frequency cited were, impacts to water supply (42 recorded inquires), increased crime (29 recorded inquires), and concerns of road conditions and traffic (23 recorded inquires). The company also conducted a series of community surveys, internet-based and post mail, to gauge landowner support for the district. Due to a myriad of issues such as inaccurate Assessor Parcel information, discarded postcards thought to be junk mail, the survey implementation was not without flaws. However, Michael Baker International identified a strong correlation between input received through community meetings, emailed comments and the surveys. At that time, the Mitchell Creek North approval rate was 10%, Mitchell Creek South was 33% and staff recommended against establishment of the Mitchell Creek North and Mitchell Creek South Combining Districts.

Cannabis Accommodation Combining Districts allow the permitting of cultivation sites that can demonstrate prior existence, and does not provide a basis for permitting new cultivation sites. Additionally, the robust permitting processes includes site inspections, and required compliance with County, regional and state permitting standards, therefore reducing the potential for negative impacts resulting from unpermitted cultivation activities.

CANNABIS ACCOMMODATION COMBINING DISTRICTS: Subject to the approval of a Rezone request, and pursuant to Chapter 20.118 of Mendocino County Zoning Code, Cannabis Accommodation (CA) Combining Districts 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. A CA Combining District must be comprised of at least ten (10) legal parcels, as defined in Section 10A.17.020, of Mendocino County Zoning Code. The parcels may only be separated by roads, rail lines, utility easements, or similar linear public facilities. Applicants seeking to establish a CA Combining District must demonstrate support of affected landowners. The regulations applied to CA Combining Districts is supplemental to the underlying zoning district. The CA Combining Districts is often referred to as a "Cannabis Overlay."

Establishment of a CA Combining District

- A Cannabis Accommodation Combining District may be initiated by one (1) or more property owner(s) within the boundaries of the proposed district.
- Applications for CA Combining Districts must include evidence of support for the proposed CA district by more than sixty percent (60%) of the affected property owners within that district.

Modified Regulations of Established CA Districts

- Sunset Provision for Residential Districts would not apply to permitted cannabis cultivation uses.
- Cannabis cultivation permit types (C) Small Outdoor, (C-A) Small Indoor, Artificial Light, and (C-B) Small, Mixed Light would not be subject to current 2-acre minimum lot size.

**Small refers to 2,500 square feet of flowering canopy.*

- Property line setback noted in Section 10A.17.040 (A)(5) would be reduced to 20 feet.

- Property line setback noted in Section 10A.17.040 (A)(5) may be reduced to less than 20 feet or waived subject to Administrative Permit approval.
- Setback from an occupied residential structure on adjacent property noted in Section 10A.17.040 (A)(2) could be reduced to 20 feet subject to Administrative Permit approval.

Restrictions on Modifications to Established CA Districts

- Ineligible for repeal or amendment by a member of the public until 10 years after date of approval.
- Once eligible, a request to repeal or amend an established CA District could be initiated by petition of sixty percent (60%) or more of all current property owners within that district.
- Adjacent parcels to the established district could be added within the 10 year period.
- If a CA Combining District is repealed, permitted cultivation authorized through the district could continue for three years.
- Three years following the date of repeal, rights for cultivation that does not meet the standards of the underlying zoning designation would cease.

RELATED APPLICATIONS:

On-Site (TO BE CONFIRMED BEFORE PUBLISHING)

- AG_2018-0160 (Indoor Cannabis Cultivation Permit-STATUS)
- UR_2020-0004 (Use Permit Renewal for indoor cultivation activities)
- CFBL_2019-0023 (Cultivation, Distribution and Manufacturing Level 1-STATUS)

SITE CHARACTERISTICS: The subject Cannabis Accommodation (CA) Combining District is conceived with the applicant's property regarded as the 'subject parcel' or center of the proposed district and is located 6.4± miles southeast of Fort Bragg City center, lying on the east side of Jade Court (CR 453). The proposed district is approximately 6.5 miles south of the City of Fort Bragg, and adjacent to both the Jughandle State Park and Jackson State Demonstration Forest, east of Casper (See Attachment: Location Map). The proposed sixteen (16) parcel district is approximately 44.29 acres, eight (8) parcels are between one and three acres in size, representing the majority of parcels in the district. Only three (3) parcels are below the required two acre minimum for cannabis cultivation eligibility. Four (4) parcels are greater than three acres, including a ten acre parcel. Primarily residential in nature and zoned Rural Residential (RR) the properties within the district are developed as such, comprised of single family residences, and standard ancillary developments like garages, shops and utility infrastructure. Given the proximity to the Mendocino County coastline, the *rural* attributes of the district more align with coastal forest habitat including Mendocino Cypress (See Attachment: Mendocino Cypress Map), and transitional pygmy.

The soil types of parcels within the district align with the dominant vegetation types. Three soil types are found in the proposed district; Shinglemill-Gibney (199), Caspar-Quinliven-Ferncreek Complex (124), and the Vandamme-Irmulco-Tramway Complex (224). According to the Mendocino County Soil Survey, Western Part, the Shinglemill-Gibney soil type is found on elevation ranges from 200 to 750 feet, where the average annual precipitation is 40 to 65 inches, and vegetation mainly bishop pine and huckleberry. The Caspar-Quinliven-Ferncreek Complex is found on elevation ranges from 100 to 1000 feet, where the average annual precipitation is 40 to 65 inches and vegetation mainly redwood, Douglas-fir and bishop pine. The Vandamme-Irmulco-Tramway Complex is found on elevation ranges from 80 to 800 feet, where the average annual precipitation is 40 to 70 inches and vegetation is primarily redwood and Douglas-fir. The California Farmland Mapping and Monitoring Program (FMMP) accessed through the Mendocino County Geographic Information System (GIS) classified the lands within the proposed district as Urban &

ATTACHMENT C

built-up (residential, industrial, institutional facilities etc.) as well as Grazing (vegetation suited to the grazing of livestock).

Located in an area designated as Moderate Fire Hazard, structural fire protection services are provided by Fort Bragg Rural Fire Protection District, and Wildfire protection provided by the California Department of Forestry and Fire Protection. The majority (80%) of parcels in the proposed district are clustered together and accessed by Shane Drive, a private road, that terminates to the north at Turner Road, and becomes Canyon Drive, a private road. To the south, Shane Drive provides a curvilinear access route to the remaining parcels. Each of the remaining parcels in the proposed district are accessed by public roads; Turner Road (CR 414F), Amethyst Drive (CR 451) and Jade Court (CR 453). Staff notes that both Amethyst Drive and Jade Court provide access to a limited number of parcels and terminate near the proposed district boundary (See Attachment: Aerial Imagery Map).

SURROUNDING LAND USE AND ZONING: The subject Cannabis Accommodation Combining District is surrounded by parcels with similar land uses and zoning designations. The Rural Residential (RR) classification is intended to be applied to transitional lands adjacent to cities or towns. The following table summarizes adjacent land uses, zoning and property sizes:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential	Rural Residential	45,013 ± Square Feet	Residential
EAST	Rural Residential	Rural Residential	74,792 ± Square Feet	Residential
SOUTH	Rural Residential	Rural Residential	139,601 ± Square Feet	Residential
WEST	Rural Residential	Rural Residential	51,372 ± Square Feet	Residential

PUBLIC SERVICES:

Access: SHANE DRIVE (PRIVATE), TURNER ROAD (CR 414F), AMETHYST DRIVE (CR 451), JADE CT (CR 453)
 Fire District: FORT BRAGG RURAL FIRE PROTECTION DISTRICT & STATE RESPONSIBILITY AREA (SRA)
 Water District: NONE
 Sewer District: NONE
 School District: FORT BRAGG UNIFIED SCHOOL DISTRICT

AGENCY COMMENTS:

On March 11, 2021 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below.

REFERRAL AGENCIES	COMMENT
Department of Transportation	No Comment
Environmental Health-FB	Comment
Building Services-Ukiah	TBD
Cannabis Division-Ukiah	No Comment
County Addresser	No Comment
Fort Bragg Rural Fire Department	No Comment
CALFIRE-Land Use	No Response
Redwood Valley Rancheria	Comment
Sherwood Valley Band of Pomo Indians	No Response
Noyo River Indian Community	No Response
Manchester Band of Pomo Indians	No Response

Environmental Health (Fort Bragg-Hazmat) - The Mendocino County Division of Environmental Health Hazardous Materials Division determined that any fuel storage exceeding 55 gallons shall require a Hazardous Material Business Plan (HMBP) to be submitted to the California Environmental Reporting System (CERTS) which can be attained online at <https://cers.caiepa.ca.gov>.

Redwood Valley Rancheria – In response to the County’s request for comment regarding the proposed CA district, the Redwood Valley Rancheria indicated that the project should not increase water usage. Although the County may issue permits related to infrastructure developments, such as wells, and spring boxes, the *amount of water used* on the properties within the proposed district is not regulated by the Mendocino County Department of Planning and Building Services or the Division of Environmental Health. However, if the CA district is approved, all cultivation applicants must obtain cultivation permits from the County. To do so, cultivation applications must meet criteria, which adequately addresses the water usage concern as expressed by the Rancheria.

If the CA district is approved, applicants are required to obtain a cultivation permit pursuant to Mendocino County Code Chapter 10A.17, the cultivation ordinance. Specifically, applications to cultivate cannabis within established accommodation districts are subject to Mendocino County Code Section 10A.17.081, otherwise referred to as *Phase I Permits*. To earn a Phase I cultivation permit from the County, applicants are subject to Section 10A.17.080(B)(1) or “Proof of Prior Cultivation” or evidence that they were cultivating cannabis on the cultivation site prior to January 1, 2016. This eligibility requirement inherently restricts the number of potential operators, as well as seeks to uphold the intent and spirit of the districts, which is to provide the ability to continue an existing use. Additionally, applicants for Mendocino County cultivation permits are required to demonstrate compliance with the State Water Resource Control Board (SWRCB), which requires additional permits issued by the jurisdictional authorities over water, entities of the State of California. These include permits such as the Small Irrigation Use Registration (SIUR) and Water Rights with regard to water use and the Cannabis General, which requires cultivators to report waste discharge. Other permits issued by the State may also be required to apply for a County cultivation permit if the source of water is a natural spring or waterway.

KEY ISSUES

1. General Plan and Zoning Consistency

The Mendocino County General Plan provide the comprehensive principles that are the basis for the goals and policies of the County. To protect community areas and support more compact urban development patterns, Planning Principle 2-2: Economic Development and Jobs/Housing supports diversified, and innovative business practices with an emphasis on long-term and stable economic stability. Nearly 3,900 square miles in size, employment opportunities can be limited by distance in a rural area like Mendocino County and therefore, the General Plan promotes employment opportunities within proximity to residential communities, such as the proposed district.

Policy DE-14: “The Rural Residential classification is intended to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area, and residences should be located as to create minimal impact on agricultural viability.” General Uses within the classification include residential and agricultural uses, cottage industries, residential clustering, public facilities, public services, conservation and development of natural resources, and utility installations.¹

Mendocino County Zoning Code Section 20.048.005: Varying in size and conformity, the parcels that comprise the proposed district are developed with residences and additional ancillary structures including, but not limited to, storage sheds, workshops, garages and barns. All of the parcels within the

¹ Mendocino County General Plan Chapter 3: Development Element; Policy DE-14 Pg 3-74.

subject district are located in the Rural Residential (RR) zoning district, and allow residential use by right. Cottage Industries, as defined in Section 20.008.024(M), refer to small scale businesses' operated in, or around a residential use are allowed, subject to a Minor Use Permit. In the case of approved CA districts, cannabis cultivation is limited and cannot exceed 2,500 square feet of canopy or the *Cottage Permit*. Due to the nature of the coastal forest environment, cannabis cultivation activities within the proposed district are likely limited to indoor or mixed light in technique, which further inherently limits the potential cultivation capacity of each parcel within the district.

Staff finds that the proposed CA Combining District is consistent with the Mendocino County General Plan goals and policies to promote economic development within residential communities, such as cottage industries that use limited resources, and provide employment opportunities for residents. Staff also finds that the proposed CA Combining District aligns with the intent of the Rural Residential zoning designation given commercial activities are allowed, with approval of additional permits

2. Land Owner Support

The application for R_2019-0012 was submitted by the applicant on behalf of property owners of parcels within the proposed district. The application was initiated in response to the County's *Sunset Clause*, regarding existing commercial cannabis cultivation operations on parcels less than two acres in size. As previously discussed, sixty percent (60%) of the affected property owners are required to demonstrate support for the district. Pursuant to Chapter 20.118.030 (B), applications to establish these districts must be accompanied by either a petition, or alternative demonstration of applicable landowner support. To protect the privacy of applicable landowners, the results of the petition are synthesized as follows. Of the 16 contiguous parcels within the proposed district, 75% (12) of property owners signed the owner petition, supporting creation of the accommodation district. Three property owners did not vote for reasons unknown to staff.

As previously discussed, parcels in the proposed CA district were included in the Mitchell Creek North CA District reviewed by the Mendocino County Planning Commission and Board of Supervisors in 2018, including two cannabis cultivation applicants who have submitted permits with the County that cannot be issued without approval of this CA district. Compared to the Mitchell Creek North CA District, 612.59± acres, the proposed district is small, 44.29± acres, and only covers 7.23% of what was originally proposed. Due to the methodologies employed by Michael Baker International, with respect to the way in which public disagreement of the district was calculated, staff has no way to apply a precedence of the low approval rating as neither the surveys, emails or community meetings connected public disagreement with a specific parcel. Staff notes that the pending Phase I applications indicate that the cultivators have met critical eligibility requirements to demonstrate multiple years of consistent, and compliant cultivation activities. The two pending applications were therefore submitted by applicants aware of the county *Sunset Provision*, sought a compliant pathway forward, and applied for cultivation permits without surety that the use would even be allowed. Given the historical presence of cannabis cultivation within the proposed district as well as current compliant cultivation activities, staff finds the collection of parcels acceptable for development of a Cannabis Accommodation Combining District, and meets the required thresholds as enumerated in Chapter 20.118 of the Mendocino County Zoning Code.

3. Environmental Determination

Cannabis Accommodation Combining Districts only allow the permitting of cultivation sites that can demonstrate prior existence, and will not provide a basis for permitting new cultivation sites. Additionally, through the process of permitting, including site inspection and required compliance with County, regional, and state permitting standards, impacts resulting from unpermitted cultivation is reduced.

An Addendum to the existing Mitigated Negative Declaration (SCH #2016112028) has been completed in compliance with CEQA, and CEQA guidelines. Adoption of the Addendum is supported by the incorporated analysis, and findings establish the basis for determining that none of the conditions described in Section 15162 of the CEQA Guidelines, calling for the preparation of a subsequent negative declaration, or environmental impact report have occurred.

RECOMMENDATION

By Resolution, the Planning Commission recommends that the Board of Supervisors adopt the previously adopted Addendum to the Mitigated Negative Declaration and approve the requested Rezone, as proposed by the applicant, based on the facts and findings contained in the resolution.

DATE

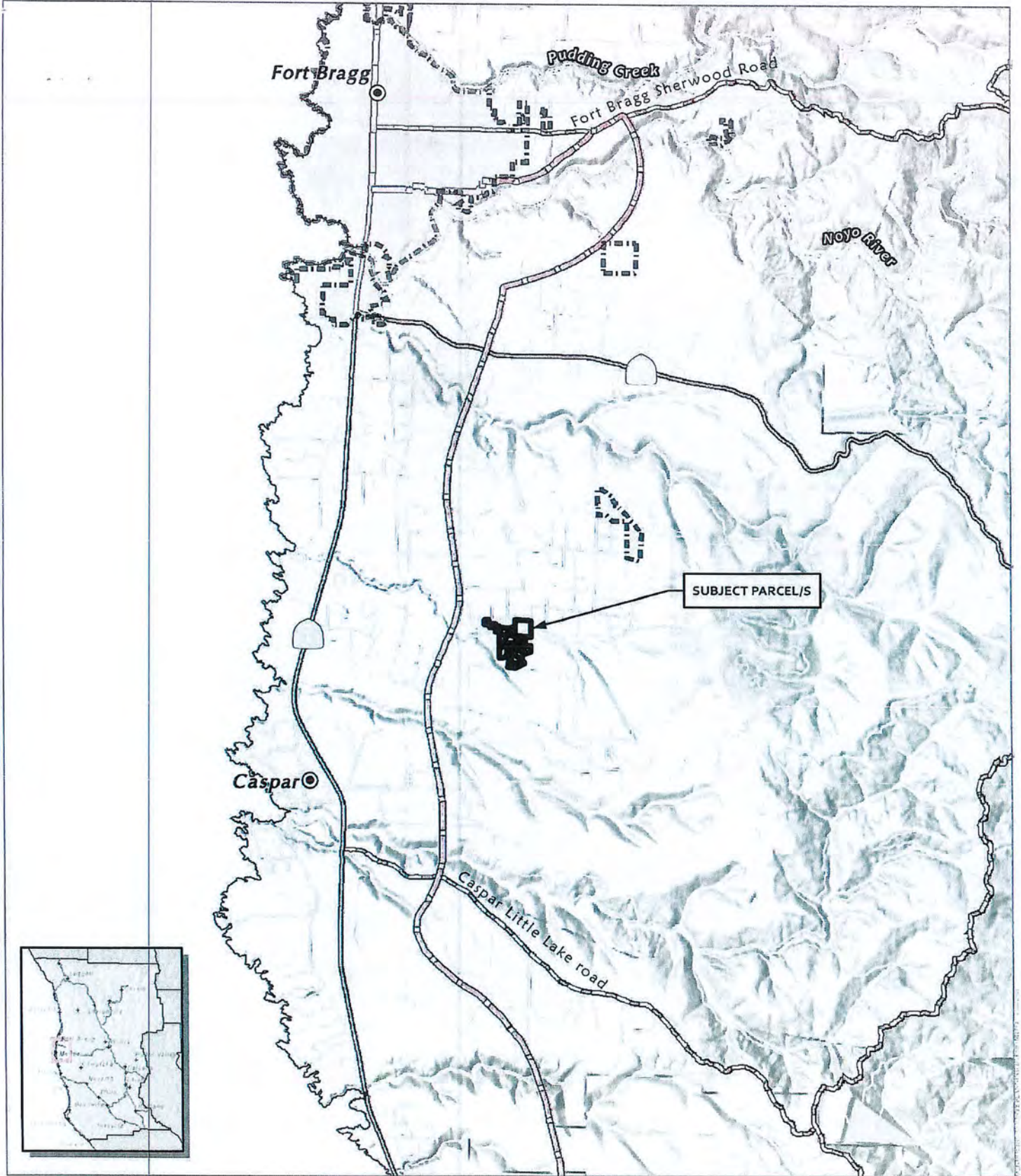
CHEVON HOLMES
PLANNER II

ATTACHMENTS:

- A. Location Map
- B. Project Locations Map
- C. Mendocino Cypress Map
- D. Aerial Imagery Map
- E. Zoning Map
- F. General Plan
- G. Adjacent Parcels Map
- H. Fire Hazard Zones and Responsibility Map
- I. Wetlands Map
- J. Ground Water Resources Map
- K. Western Soils Map
- L. Farmland Classification Map
- M. Cannabis Sites Map

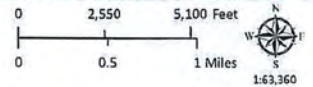
RESOLUTION & ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION (MND) Exhibit A & B:

ATTACHMENT C



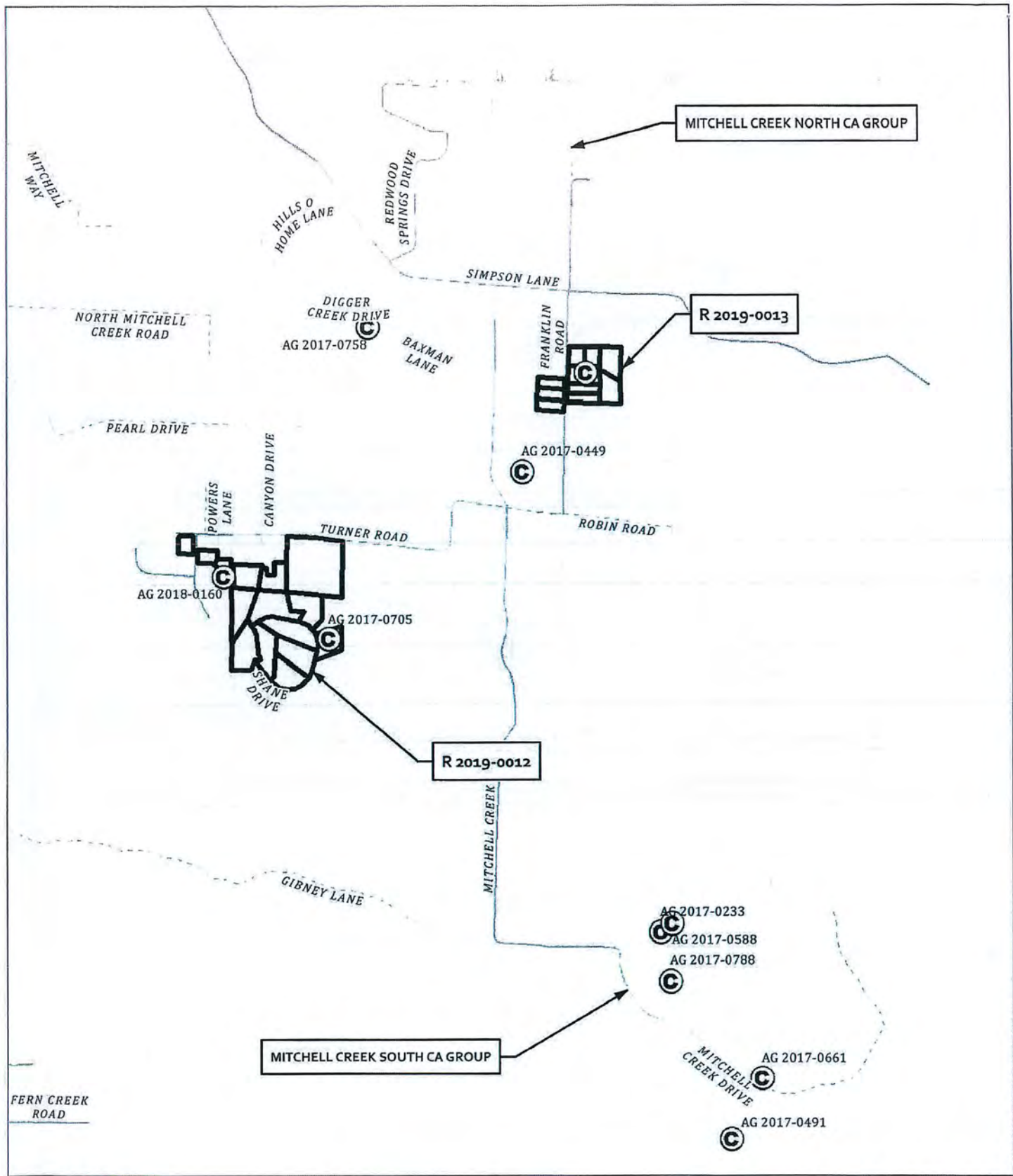
CASE: R 2019-0012
 OWNER: Various
 APN: Various
 APLCT: Brandy Moulton
 AGENT: Brandy Moulton
 ADDRESS: Jade Court, Fort Bragg

- Major Towns & Places
- City Limits
- Coastal Zone Boundary
- Highways
- Major Roads



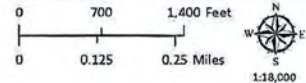
LOCATION MAP
 ATTACHMENT A

ATTACHMENT C



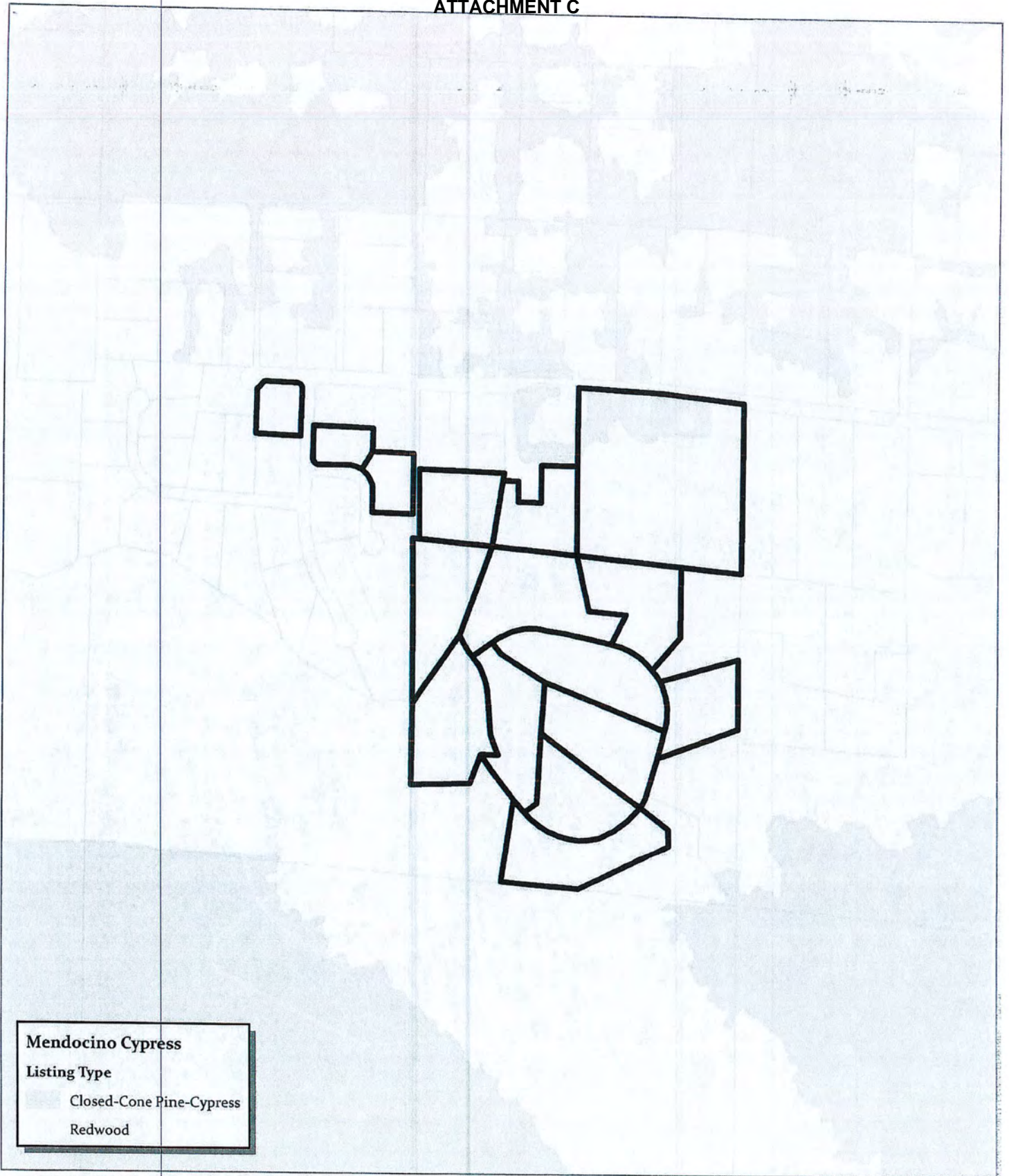
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 OWNER: Various
 APN: Various
 APLCT: Brandy Moulton
 AGENT: Brandy Moulton
 ADDRESS: Jade Court, Fort Bragg

C Cannabis Cultivation Sites
 — Public Roads

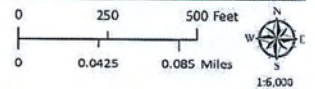


PROJECT LOCATIONS
 ATTACHMENT B

ATTACHMENT C



CASE: R 2019-0012
OWNER: Various
APN: Various
APLCT: Brandy Moulton
AGENT: Brandy Moulton
ADDRESS: Jade Court, Fort Bragg



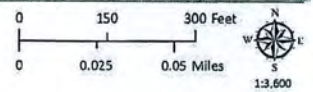
MENDOCINO CYPRESS
ATTACHMENT C

ATTACHMENT C



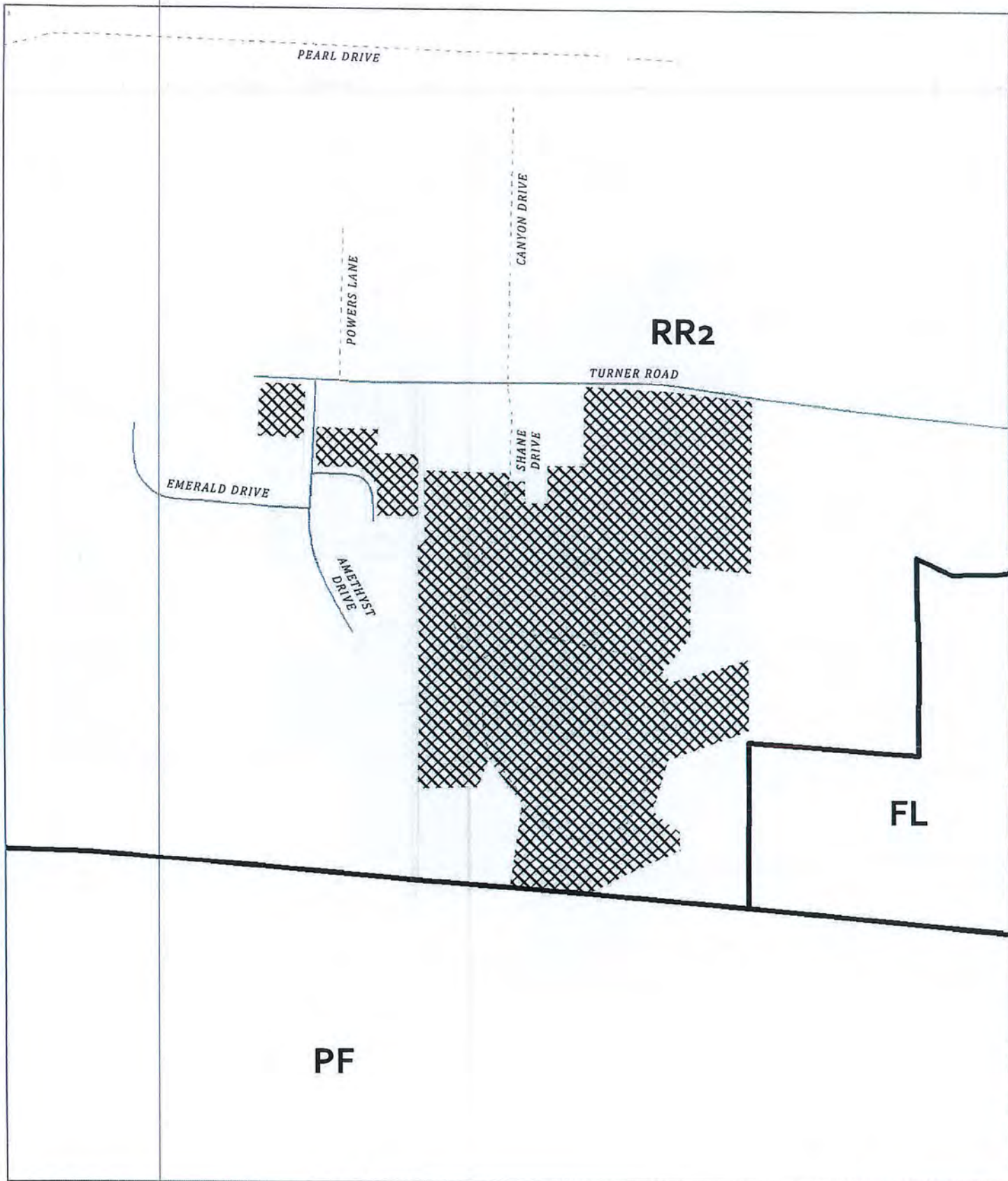
CASE: R 2019-0012
OWNER: Various
APN: Various
APLCT: Brandy Moulton
AGENT: Brandy Moulton
ADDRESS: Jade Court, Fort Bragg

- ==== Named Rivers
- ==== Public Roads
- == == Private Roads





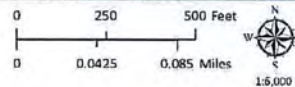
AERIAL IMAGERY
ATTACHMENT D

ATTACHMENT C



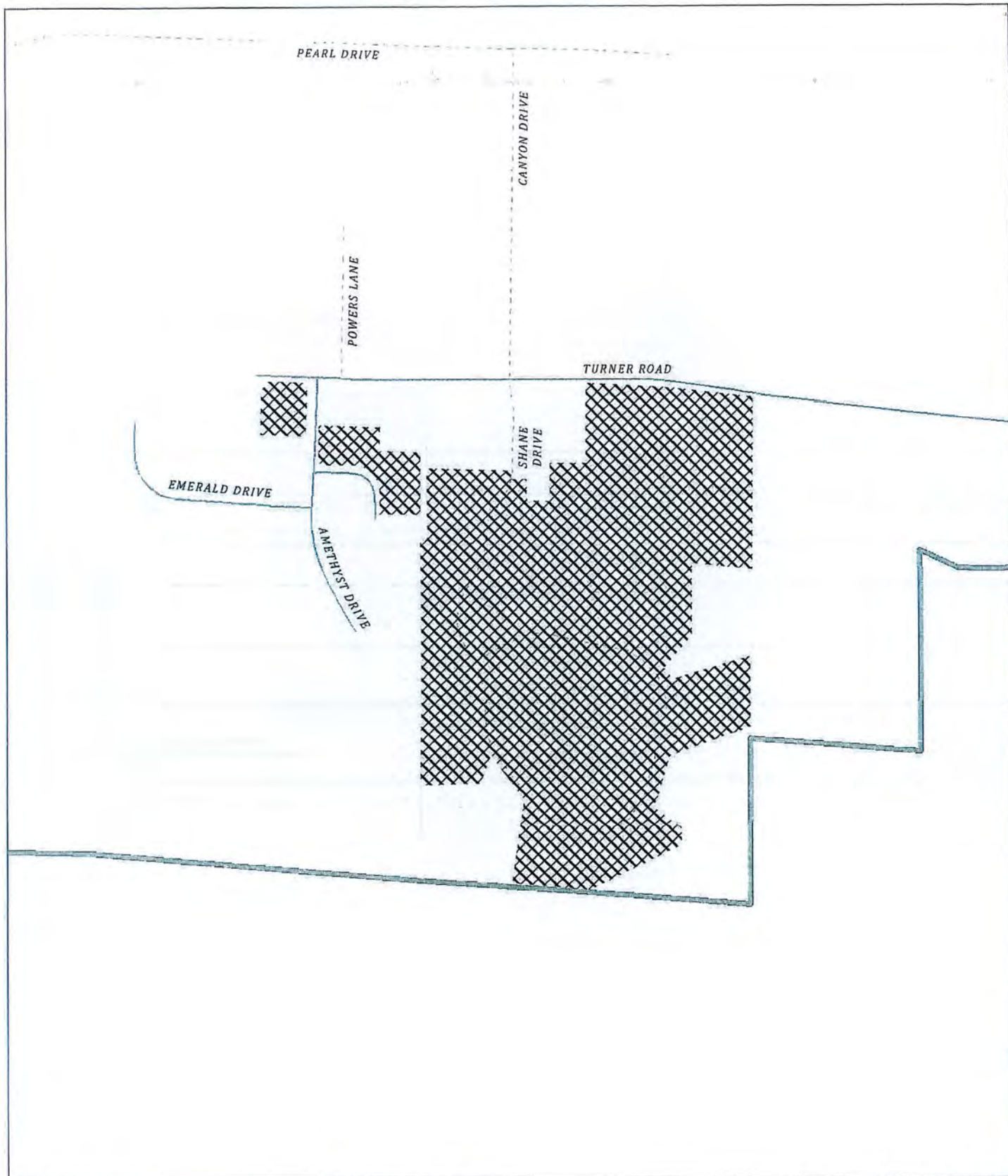
CASE: R 2019-0012
OWNER: Various
APN: Various
APLCT: Brandy Moulton
AGENT: Brandy Moulton
ADDRESS: Jade Court, Fort Bragg

 Zoning Districts
 Public Roads





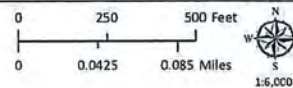
ZONING DISPLAY MAP
ATTACHMENT E

ATTACHMENT C



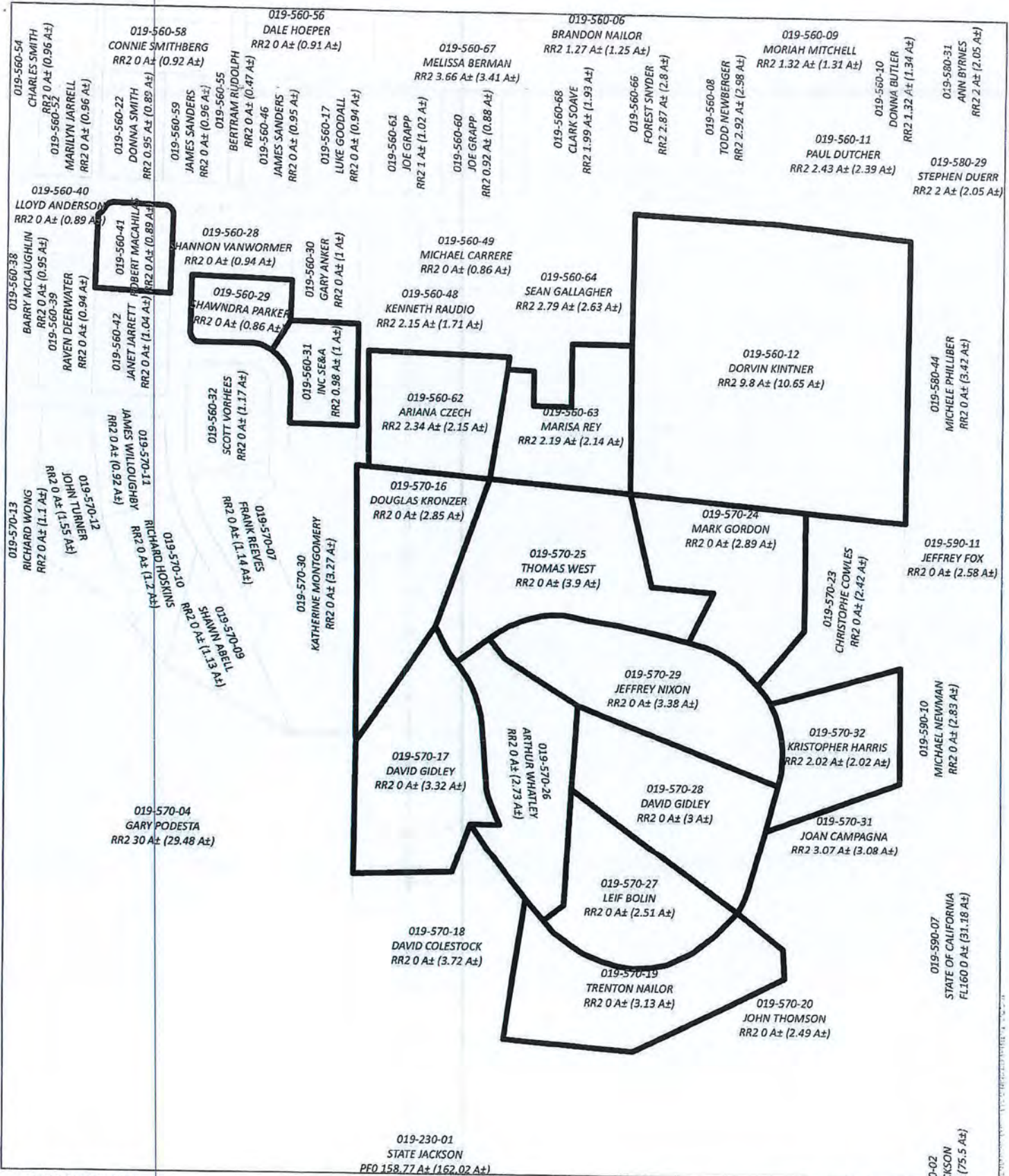
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 OWNER: Various
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 AGENT: Brandy Moulton
 ADDRESS: Jade Court, Fort Bragg

 General Plan Classes
 Public Roads

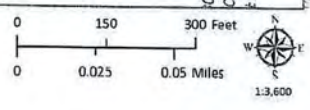


GENERAL PLAN CLASSIFICATIONS
 ATTACHMENT F

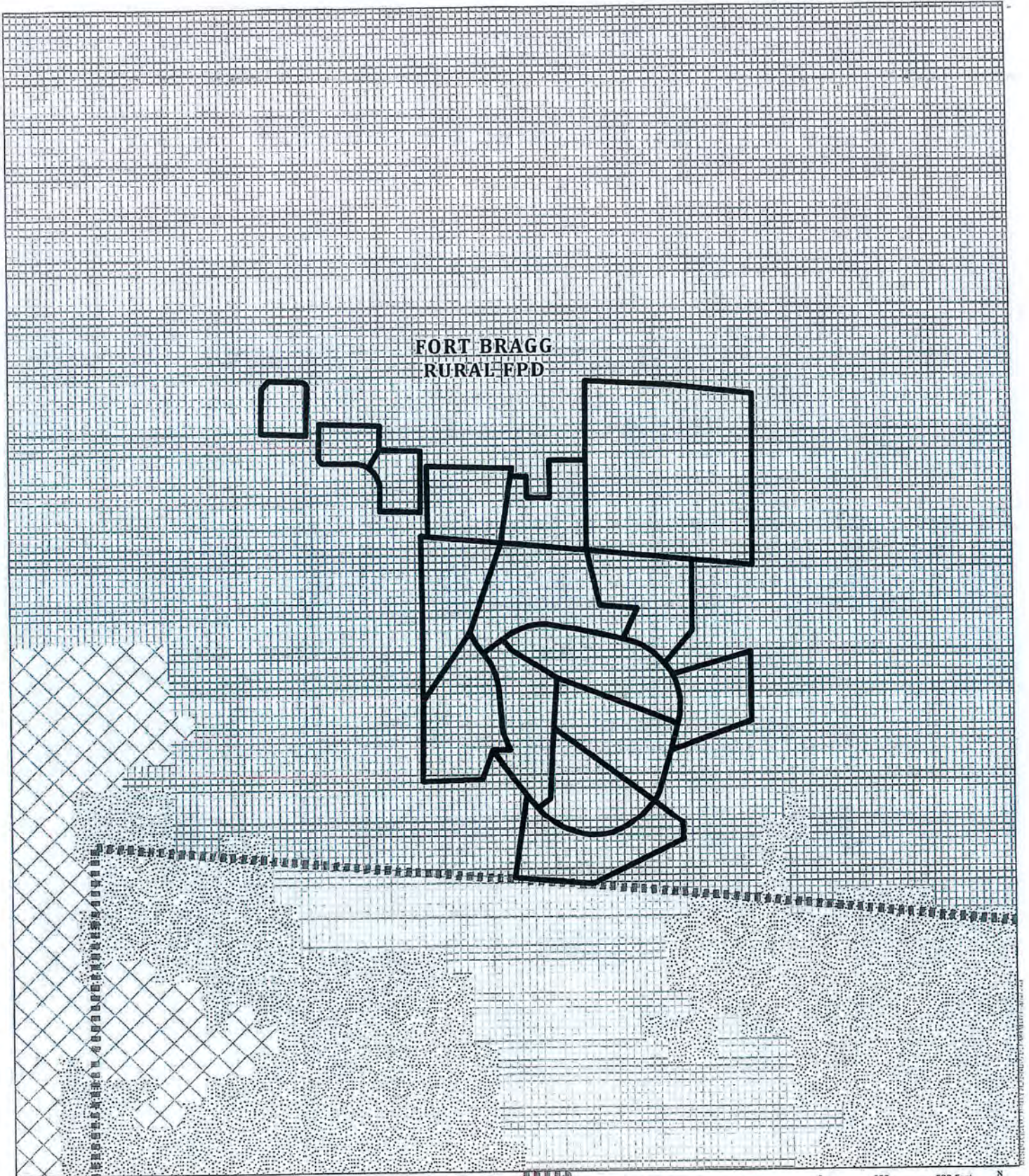
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CASE: R 2019-0012
 OWNER: Various
 APN: Various
 APLCT: Brandy Moulton
 AGENT: Brandy Moulton
 ADDRESS: Jade Court, Fort Bragg







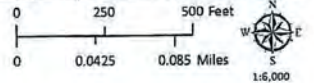
ADJACENT PARCELS
 ATTACHMENT G



FORT BRAGG
RURAL FPD

CASE: R 2019-0012
OWNER: Various
APN: Various
APLCT: Brandy Moulton
AGENT: Brandy Moulton
ADDRESS: Jade Court, Fort Bragg

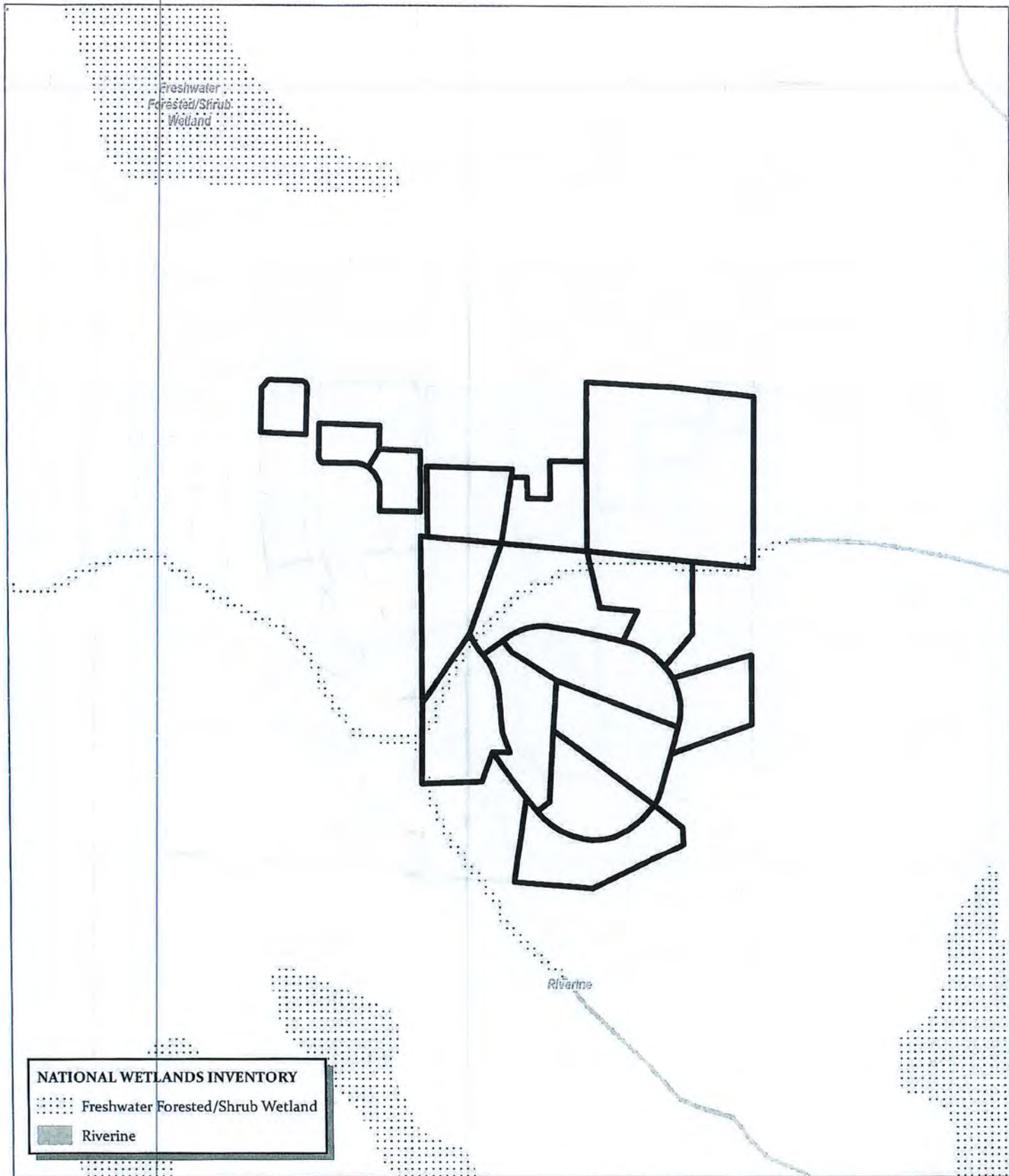
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



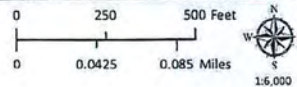
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

ATTACHMENT H

ATTACHMENT C

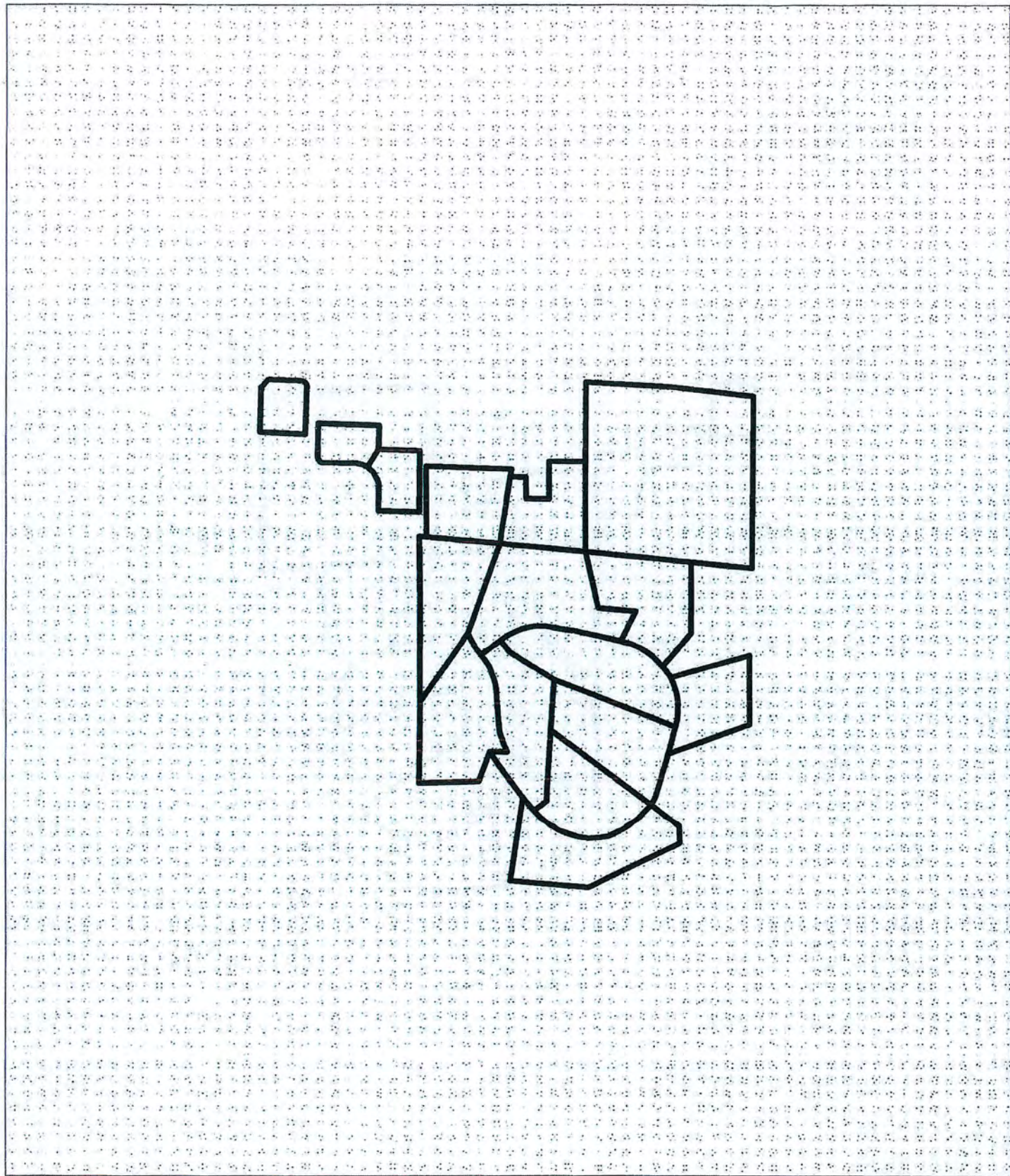


CASE: R 2019-0012
OWNER: Various
APN: Various
APLCT: Brandy Moulton
AGENT: Brandy Moulton
ADDRESS: Jade Court, Fort Bragg



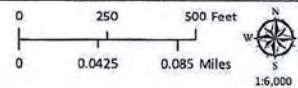
WETLANDS
ATTACHMENT I

ATTACHMENT C



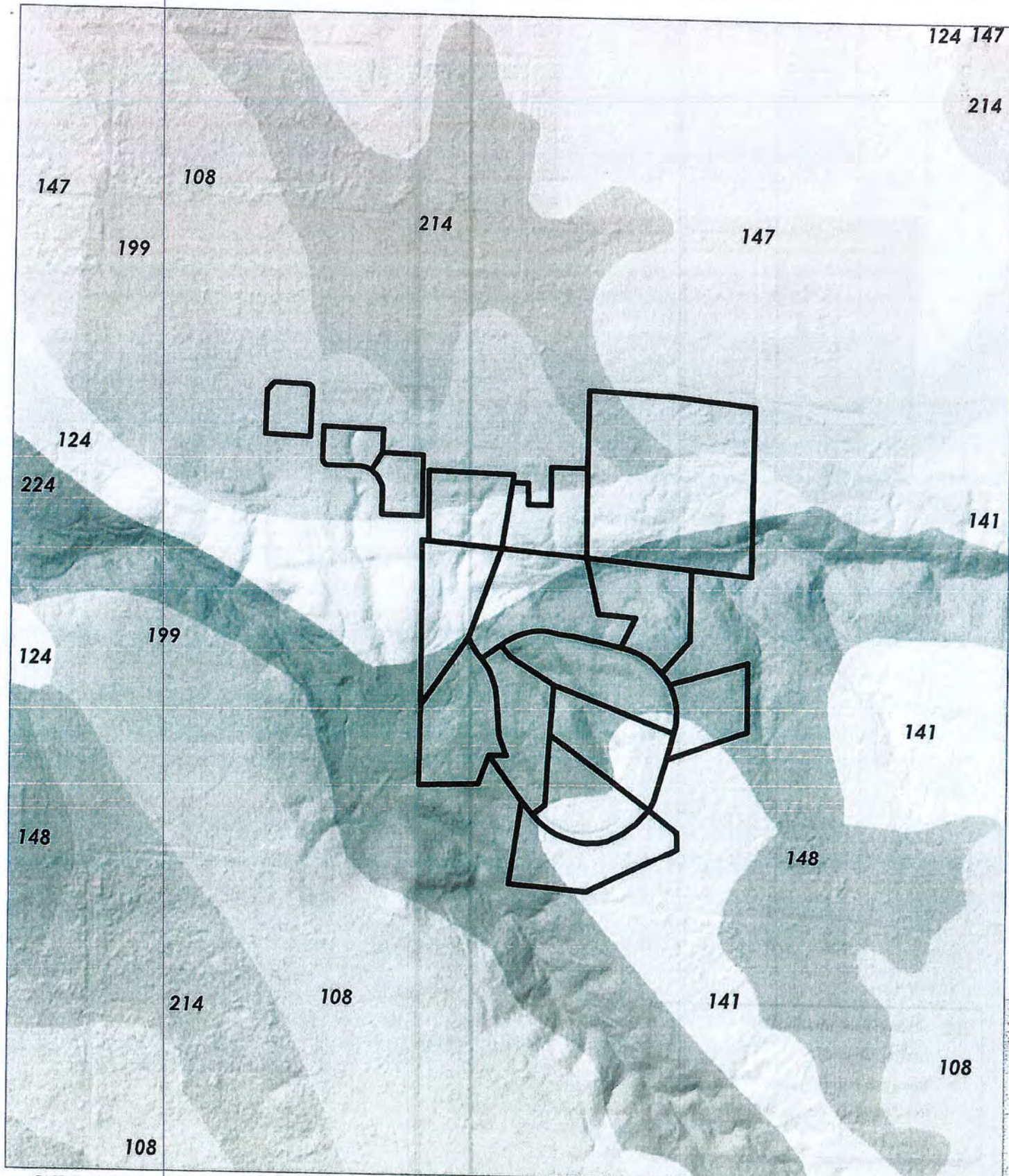
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OWNER: Various
APN: Various
APLCT: Brandy Moulton
AGENT: Brandy Moulton
ADDRESS: Jade Court, Fort Bragg

Sufficient Water Resources






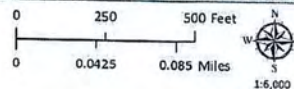
GROUND WATER RESOURCES
ATTACHMENT J

ATTACHMENT C



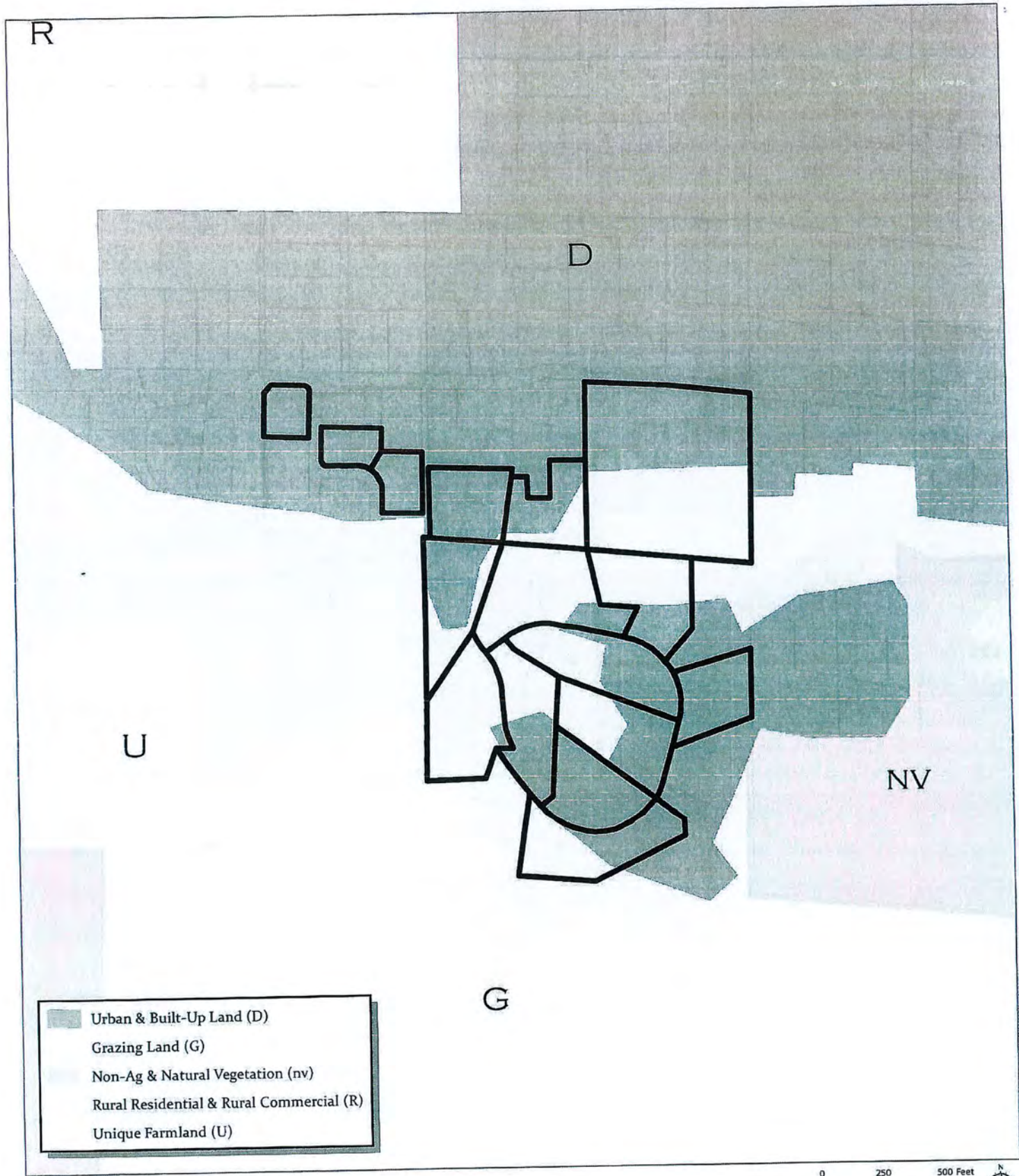
CASE: R 2019-0012
 OWNER: Various
 APN: Various
 APLCT: Brandy Moulton
 AGENT: Brandy Moulton
 ADDRESS: Jade Court, Fort Bragg

-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex
-  Bishop Pine

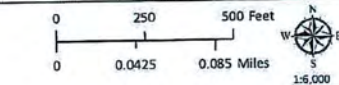


WESTERN SOIL CLASSES
 ATTACHMENT K

ATTACHMENT C

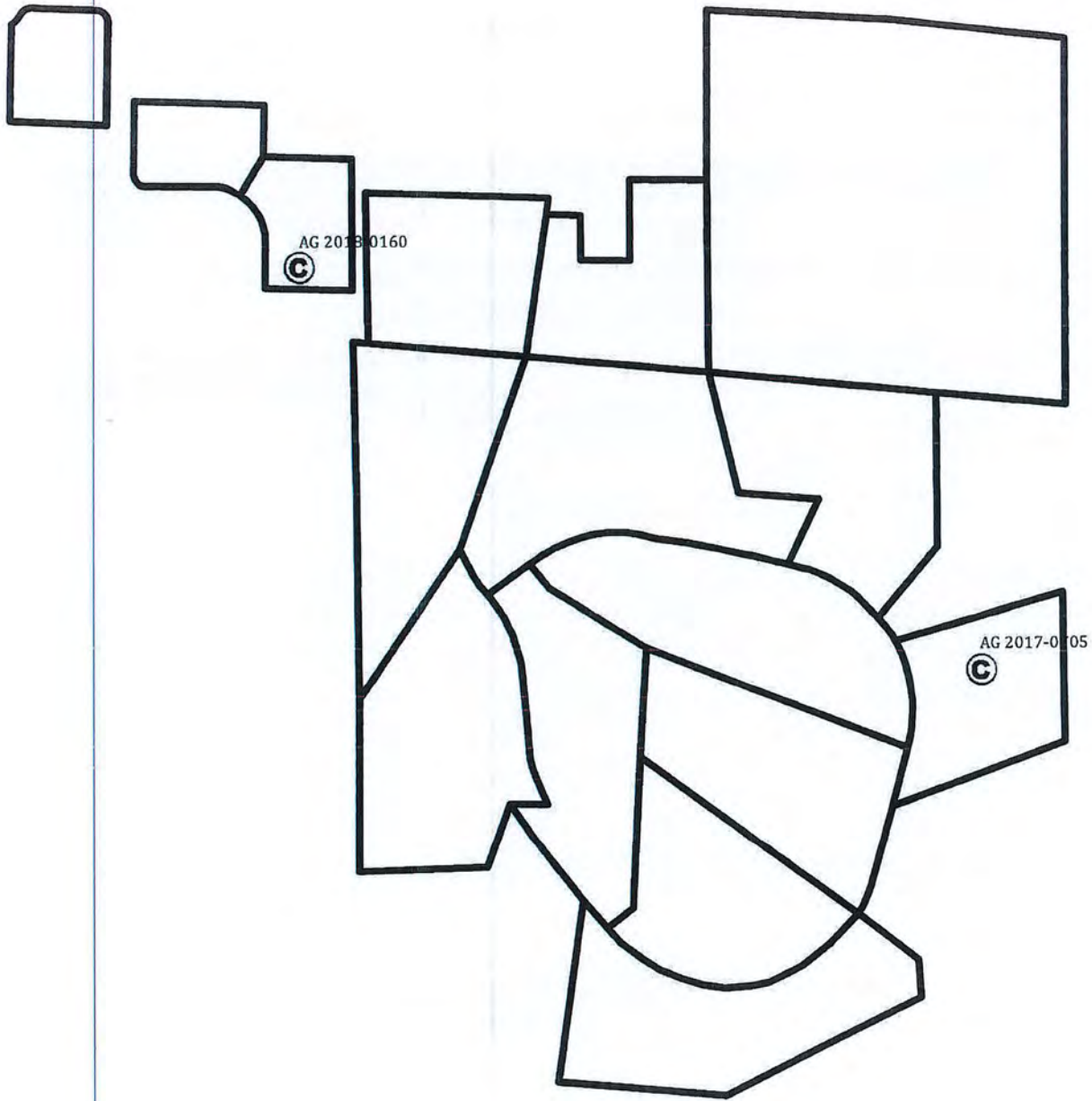


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APN: Various
APLCT: Brandy Moulton
AGENT: Brandy Moulton
ADDRESS: Jade Court, Fort Bragg



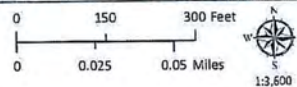
FARMLAND CLASSIFICATIONS
ATTACHMENT L

ATTACHMENT C



CASE: R 2019-0012
OWNER: Various
APN: Various
APLCT: Brandy Moulton
AGENT: Brandy Moulton
ADDRESS: Jade Court, Fort Bragg

C Cannabis Cultivation Sites



CANNABIS SITES
ATTACHMENT M

ATTACHMENT C

Exhibit B

June 3, 2021

**Addendum to the previously adopted Mitigated Negative Declaration (MND: SCH#2016112028,
Adopted April 4, 2017 by the Mendocino County Board of Supervisors) for the County of
Mendocino Cannabis Cultivation Regulations**

Commercial Cannabis Accommodation Combining District

Rezone Application R_2019-0012

Assessor Parcel Numbers: 019-560-31, 019-560-12, 019-560-29, 019-560-41, 019-560-62, 019-560-63,
019-570-16, 019-570-17, 019-570-19, 019-570-24, 019-570-25, 019-570-26, 019-570-27, 019-570-28,
019-570-29, 019-570-32

Prepared By: Chevon Holmes
Planner II

This Addendum has been prepared in accordance with Section 15164 Article II, Title 14 of the California Code of Regulations (CCR) as required by the California Environmental Quality Act (CEQA) and serves as an Addendum to the previously adopted Mitigated Negative Declaration (MND; SCH#2016112028) for the Mendocino Cannabis Cultivation Regulations. The County of Mendocino was the lead agency for the environmental review of the Cannabis Cultivation Regulations.

Page 1

ATTACHMENT C

BACKGROUND

The Mendocino County Board of Supervisors adopted Ordinance Number 4381 on April 4, 2017, adding Chapters 10A.17 and 20.242 to Mendocino County Code to regulate commercial cannabis cultivation. By Resolution Number 17-042, a Mitigated Negative Declaration (MND) was adopted for Ordinance Number 4381, to regulate production by licensed operators, and provide clear standards and permitting pathways to help bring baseline cannabis cultivation activities into compliance with existing regulatory frameworks. The ordinance outlines pathways for compliance with new and existing regulations that provide for local review, inspection and oversight ultimately reducing potential environmental effects from existing cultivation activities. The County then adopted various amendments to Chapters 10A.17 and 20.242 of the County Code that adjusted specific provisions further allowing continuance of current cultivation activities for qualified applicants.

Impacts discussed in the MND were primarily focused on methods to reduce, and ultimately eliminate clandestine cannabis cultivation activities occurring in remote and off-grid environments throughout the county. Cannabis cultivation facilities exclusively powered by generators that operate for extended periods produce significant levels of emissions compared to operations with access to grid-supplied energy via public utility or alternative renewable energy sources. Unauthorized water diversions from natural waterways contribute to the dewatering of streams and provide a mechanism for sediment delivery from land disturbance, and pollutant discharge such as pesticides. To attenuate these impacts, the MND proposed changes to the ordinance as mitigating actions required for projects covered in the MND. Even still, many existing small commercial operations were too constrained by development standards related to cannabis cultivation operations to meet minimum requirements for cultivation permits.

As such, the Mendocino County Board of Supervisors directed that a Request for Proposals (RFP) be circulated to identify, and implement strategies to facilitate the permitting of commercial cannabis uses throughout the County. Specific areas of concern were identified, and the Board subsequently requested analysis of the potential use of Overlay Zones or Combining Districts to allow for existing cultivation activities to continue in some zoning designations and total prohibition of cultivation activities in others.

On December 4, 2018, the Board of Supervisors adopted Ordinance 4420 and two types of districts were ultimately established with corresponding new chapters to the zoning code. Chapter 20.118 created Cannabis Accommodation (CA) Combining Districts, to support continued operation of existing cultivation sites, and Cannabis Prohibition (CP) Combining Districts in Chapter 20.119, intended to prohibit new commercial cannabis use and end existing commercial cannabis activities.

Prior to creation of the applicable zoning codes, the Board of Supervisors adopted Resolution Number 18-174 on November 16, 2018, which included an addendum to the MND. In doing so, the County reviewed the provisions of CEQA and the CEQA Guidelines, including Section 15162 (Subsequent EIRs and Negative Declarations) and Section 15164 (Addendum to an EIR or Negative Declaration). Cannabis Accommodation (CA) Combining Districts will only allow the permitting of cultivation sites that can demonstrate prior existence and will not provide a basis for permitting new cultivation sites. Additionally, the robust permitting processes includes site inspections and required compliance with County, regional and state permitting standards, the potential for negative impacts resulting from unpermitted cultivation is reduced through the process of securing and maintaining a cannabis cultivation permit.

PURPOSE

As provided in Section 15164 of the California Environmental Quality Act (CEQA), the lead agency shall determine whether an Addendum is the appropriate document to analyze proposed modifications to a project. In the case with the subject Rezone application R_2019-0012, the applicant seeks to create the Cannabis Accommodation (CA) Combining District. If approved, eligible cannabis cultivation operations can function with greater flexibility in the development standards related to cannabis cultivation and alleviate the 'Sunset Provision for Residential Districts' and continue operation.

ATTACHMENT C

DECISION ANALYSIS

Establishment of a new Cannabis Accommodation (CA) District constitutes a "project" subject to CEQA, which precipitates the requirement for further environmental review under the California Environmental Quality Act. Section 15162 of CEQA explains that when a Negative Declaration (ND) has been adopted for a project, no subsequent ND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the negative declaration was adopted shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous negative declaration;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternative; or
 - d. Mitigation measures or alternative which are considerably different from those analyzed in the previous negative declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

No additional mitigation is required. Creation of the district itself does not affect the effectiveness of the mitigation measures outlined in the adopted Mitigated Negative Declaration, as there will be no additional environmental impacts associated with establishing the district. The Cannabis Accommodation (CA) Combining Districts allow existing, and eligible cannabis cultivation operations that are actively seeking County approval, or cultivation permits flexibility of regulations, and ultimately provide standards and permitting pathways to bring baseline commercial cannabis cultivation activities into compliance. As part of the cannabis cultivation permitting process for legacy applicants, proof of prior cultivation functions as an eligibility requirement, an affirmation that existing cultivation activities were in operation in 2016 or earlier. Cultivation sites for which applicants are seeking permits, are subject to inspection, and must comply with applicable regulations, and any requirements applied through the cannabis permit review process, as well as review and permitting by regional and state agencies. Staff has determined that baseline conditions considered at the time of adoption of the ND have not changed.

The applicant's request to create a Cannabis Accommodation (CA) Combining District does not meet the criteria for preparing a subsequent negative declaration. An Addendum is appropriate, as none of the conditions constituting preparation of a subsequent negative declaration have occurred.

ATTACHMENT C

FINDINGS

1. For the proposed Rezone application, R_2019-0012, to create a Cannabis Accommodation (CA) Combining District, no substantial changes that would require major revisions to the previously adopted Mitigated Negative Declaration (MND) have been identified. No new significant environmental effects increase in the severity of those previously identified in the adopted MND.

Allowing the continuation of use on sites currently in cultivation would not create a new significant impact, or increase severity, as the eligibility requirement of proof of prior cultivation demonstrates that the activities are ongoing and already existed when the MND was drafted, and are therefore considered part of the baseline conditions; and

2. For the Cannabis Accommodation (CA) Combining District, no substantial changes occurred with respect to the circumstances under which the project is undertaken that requires major revisions of the previous negative declaration, due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects.

The circumstances under which the project is undertaken, remain the same, and based on the discussion above, no new significant environmental effects resulting from the proposed project are anticipated. The applicant for the Cannabis Accommodation (CA) Combining District has several additional pending and approved permits issued by the Mendocino County Department of Planning and Building Services. The Mendocino County Cannabis Cultivation application is under review pending the creation of the requested CA Combining District (AG_2018-0160 for indoor cultivation) and the applicant's indoor cultivation operation activities are subject to the Conditions of Approval, as assigned by Use Permit Renewal UR_2020-0004, an additional requirement for indoor cultivation activities. The applicant also holds a Cannabis Facilities Business License (CFBL_2019-0023) issued by Mendocino County and held an expired Provisional Adult Use Cannabis Cultivation License (CCL18-0003428) issued by the California Department of Food and Agriculture; and

3. For the Cannabis Accommodation (CA) Combining District, there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted as complete.

There has been no new information of substantial importance that was not known, and could not have been known at the time the previous MND was prepared and adopted April 4, 2017 by the Mendocino County Board of Supervisors. The baseline conditions describing the overall impacts of existing cannabis cultivation remain the same; and

4. The proposed district does not constitute a change in the level of significance previously discussed in the adopted MND. As such, it is concluded that the current Cannabis Accommodation (CA) Combining District will not have one or more significant effects not discussed in the previous MND. There are no mitigation measures previously found not to be feasible that would in fact be feasible, and substantially reduce one or more significant effects of the project.

The proposed district does not require changes to any mitigation measures. No new potential impacts have been identified requiring new mitigation measures to be developed' and

5. Finally, there are no mitigation measures, or alternatives identified in this analysis which are considerably different from those analyzed in the previous MND, and which would substantially reduce one or more significant effects on the environment.



The Rezone, R_2019-0012, request to create a Cannabis Accommodation (CA) Combining District does not involve changes to, or analysis of, any mitigation measures previously identified or adopted.

CONCLUSION

Based on the above discussion, it is concluded that an Addendum to the previously adopted Mitigated Negative Declaration is appropriate to address the requirements under CEQA, for the proposed Cannabis Accommodation Combining District because, there are no new significant environmental effects that would require new mitigation. The proposed project is consistent with Section 15164 Article II, Title 14 of the California Code of Regulations (CCR) as required by the California Environmental Quality Act (CEQA). Therefore, no additional analysis is required.

Mendocino County

pbscommissions - Fwd: Attach to R_2019-0012 & R_2019-0013 please

FEB 02 2022

Planning & Building Services

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 7:16 AM
Subject: Fwd: Attach to R_2019-0012 & R_2019-0013 please
Attachments: Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
 Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
 Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
 Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
 Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
 Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
 Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
 Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
 Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
 Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
 Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;
 Attach to R_2019-0012 & R_2019-0013 please; Attach to R_2019-0012 & R_2019-0013 please;

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:(707)234-6650)

Coast Office:

120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:(707)964-5379)

Web: www.co.mendocino.ca.us/planning/

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Aaren Cooper. I am a resident of Mendocino County, am over 18, and have lived in this community for _____ years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones,

FEB 02 2022

No local alternative cultivation property they could utilize.

Planning & Building Services

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.
Sincerely,

Aaren Cooper
Signature

Contact (Email or phone)

10/25/2019
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Amy Roenspie. I am a resident of Mendocino County, am over 18, and have lived in this community for 3 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones,

FEB 02 2022

No local alternative cultivation property they could utilize.

Planning & Building Services

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.

Sincerely,



Signature

amyroenspie@gmail.com
Contact (Email or phone)

10/26/19
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Anthony Thatcher. I am a resident of Mendocino County, am over 18, and have lived in this community for _____ years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones.

FEB 02 2022

No local alternative cultivation property they could utilize.

Planning & Building Services

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: Please dont shut this down. This is the most professional and curties store in town.

Thank you for your time and consideration in this matter.

Sincerely,

Anthony Thatcher

Name (Please Print)

77.TheeRain@gmail.com

Contact (Email or phone)

10.22.19

Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Ariana Pretino - Reyes. I am a resident of Mendocino County, am over 18, and have lived in this community for 3 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones, **FEB 02 2022**

No local alternative cultivation property they could utilize. **Planning & Building Services**

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: i love this farm!

Thank you for your time and consideration in this matter.

Sincerely,

Ariana Pretino - Reyes

Signature

(707) 357-6208 ananadanae55@gmail

Contact (Email or phone)

11-24-19

Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Ashley Vance. I am a resident of Mendocino County, am over 18, and have lived in this community for 29 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

FEB 02 2022

Planning & Building Services

Greater than sufficient property owner support (60%) in these zones

No local alternative cultivation property they could utilize.

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: I feel safe getting a product that hasn't possibly
been filled with dangerous chemicals.

Thank you for your time and consideration in this matter.
Sincerely,

Ashley Vance
Name (Please Print)

Cheyenne and melanie@gmail.com
Contact (Email or phone)

10/25/19
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Ashton Calletti. I am a resident of Mendocino County, am over 18, and have lived in this community for 27 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

FEB 02 2022

Planning & Building Services

Greater than sufficient property owner support (60%) in these zones,

No local alternative cultivation property they could utilize.

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

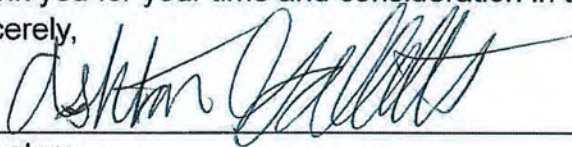
I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.

Sincerely,



Signature

Contact (Email or phone)

10/26/19

Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is AURORA ALLEN. I am a resident of Mendocino County, am over 18, and have lived in this community for _____ years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones, **FEB 02 2022**

Planning & Building Services

No local alternative cultivation property they could utilize.

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.

Sincerely,

AURORA ALLEN

Name (Please Print)

mehawkx@yahoo.com

Contact (Email or phone)

10/23/17

Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Billy S.. I am a resident of Mendocino County, am over 18, and have lived in this community for 13 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones, **FEB 02 2022**

No local alternative cultivation property they could utilize.

Planning & Building Services

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.

Sincerely,



Signature

Contact (Email or phone)

10/26/19
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Brittini Cook. I am a resident of Mendocino County, am over 18, and have lived in this community for 3 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones, **FEB 02 2022**

Planning & Building Services

No local alternative cultivation property they could utilize.

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: Noooo Its my medicine for disc Degeneration (only thing that works Sovereign HAS)

Thank you for your time and consideration in this matter.

Sincerely,

Brittini Cook
Signature

Cook_brittini@yahoo.com
Contact (Email or phone)

10/31/19
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Bryan NeZ. I am a resident of Mendocino County, am over 18, and have lived in this community for 29 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones,

FEB 02 2022

No local alternative cultivation property they could utilize.

Planning & Building Services

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.
Sincerely,

Bryan NeZ

Name (Please Print)

Contact (Email or phone)

10/22/19
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Casey Nez. I am a resident of Mendocino County, am over 18, and have lived in this community for 27 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones, **FEB 02 2022**

No local alternative cultivation property they could utilize.

Planning & Building Services

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.
Sincerely,

Casey Nez
Name (Please Print)

707-972-1023
Contact (Email or phone)

10/25/19
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is CD Grant. I am a resident of Mendocino County, am over 18, and have lived in this community for 30 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones, FEB 02 2022

No local alternative cultivation property they could utilize.

Planning & Building Services

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: The LAW WAS PASSED TO SUPPORT
SMALL BUSINESS OWNERS, NOT SHUT THEM OUT

Thank you for your time and consideration in this matter.
Sincerely,

CD Grant
Name (Please Print)

cloverstockle@gmail.com
Contact (Email or phone)

12/0/19
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Cher Henry. I am a resident of Mendocino County, am over 18, and have lived in this community for 1 1/2 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

FEB 02 2022

Planning & Building Services

Greater than sufficient property owner support (60%) in these zones.

No local alternative cultivation property they could utilize.

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.

Sincerely,

Cher Henry
Signature

Cheerney@gmail.com
Contact (Email or phone)

10-26-19
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Chris Nifong. I am a resident of Mendocino County, am over 18, and have lived in this community for 7 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones, **FEB 02, 2022**

No local alternative cultivation property they could utilize.

Planning & Building Services

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.

Sincerely,

Chris Nifong
Name (Please Print)

pennstate84@yahoo.com
Contact (Email or phone)

10/24/19
Date

ATTACHMENT C

10/1/2017

10/1/2017

10/1/2017

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Clifton Allen. I am a resident of Mendocino County, am over 18, and have lived in this community for 5 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

Mendocino County

I also understand that there is:

FEB 02 2022

Greater than sufficient property owner support (60%) in these zones.

Planning & Building Services

No local alternative cultivation property they could utilize.

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.

Sincerely,

Clifton Allen

Name (Please Print)

dffona@gmail.com

Contact (Email or phone)

10-22-19

Date

10/15/2011
10/15/2011

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Curtis Koval. I am a resident of Mendocino County, am over 18, and have lived in this community for 39 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

Mendocino County

I also understand that there is:

FEB 02 2022

Greater than sufficient property owner support (60%) in these zones, Planning & Building Services

No local alternative cultivation property they could utilize.

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.
Sincerely,

Curtis Koval

Signature

Contact (Email or phone)

10/25/2019
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Daniel Beers. I am a resident of Mendocino County, am over 18, and have lived in this community for _____ years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

Mendocino County

I also understand that there is:

FEB 02 2022

Greater than sufficient property owner support (60%) in these zones *Planning & Building Services*

No local alternative cultivation property they could utilize.

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: _____

Thank you for your time and consideration in this matter.
Sincerely,

Daniel Beers
Signature

707 409 4102
Contact (Email or phone)

Oct 25, 2019
Date

Community Petition For Approval Of Cannabis Accommodation Zone (Opt-in Overlay Zone)

To Whom It May Concern,

My name is Ananda Wesley. I am a resident of Mendocino County, am over 18, and have lived in this community for 13 years.

It has been brought to my attention that the sunset clause will shut down Sovereign and other licensed cultivation facilities that provide cannabis to our community dispensary based on their parcel size and residential zoning.

I also understand that there is:

Mendocino County

Greater than sufficient property owner support (60%) in these zones,

FEB 02 2022

Planning & Building Services

No local alternative cultivation property they could utilize.

The **financial hardship** incurred by this ordinance would be crippling to the local economy (lost jobs, tax revenue, property etc).

I appreciate the county providing a framework to create exceptions to this ordinance in the form of a cannabis inclusion or opt in overlay zone. I rely on Sovereign to provide clean, tested, quality products and I hereby voice my support for Sovereign to be able to create overlay zones and continue their cultivation activities that supply our community.

I urge you approve these "opt-in" zones.

Comments: I refuse to go anywhere else.

Thank you for your time and consideration in this matter.

Sincerely,

Ananda Wesley
Signature

(707) 734-0421
Contact (Email or phone)

10/28/19
Date

pbscommissions - Fwd: Support

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:42 PM
Subject: Fwd: Support

Mendocino County

FEB 02 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:(707)234-6650)

Coast Office:

120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:(707)964-5379)

Web: www.co.mendocino.ca.us/planning/

>>> "C.G." <cimgo2@aol.com> 2/1/2022 4:26 AM >>>

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

Cynthia Gunter

Sincerely, Sent from my iPad

Sent from my iPad

ATTACHMENT C

pbscommissions - Fwd: Sovereign's cultivation facility applications (R2019-0012 and R2019-0013)

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:43 PM
Subject: Fwd: Sovereign's cultivation facility applications (R2019-0012 and R2019-0013)

Mendocino County

FEB 02 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:7072346650)

Coast Office:

120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:7079645379)

Web: www.co.mendocino.ca.us/planning/

>>> Lizzie Spier <lizzie@gohalara.com> 2/1/2022 9:05 AM >>>

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

Sincerely,

Lizzie Spier

CMO

Halara

[707-791-7443](tel:7077917443) | [605-413-3601](tel:6054133601)

lizzie@gohalara.com

www.gohalara.com

Santa Rosa, CA, 95404



pbscommissions - Fwd: Sovereign's cultivation facility

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:43 PM
Subject: Fwd: Sovereign's cultivation facility

Mendocino County

FEB 02 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

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Web: www.co.mendocino.ca.us/planning/

>>> Jon Allegre <jonallegre707@gmail.com> 2/1/2022 8:56 AM >>>

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

Sincerely,

Jon Allegre

pbscommissions - Fwd: Sovereign Grow

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:35 PM
Subject: Fwd: Sovereign Grow

Mendocino County

FEB 02 2022

Planning & Building Services

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Web: www.co.mendocino.ca.us/planning/

>>> denyse specktor <denysespecktor@gmail.com> 1/31/2022 7:35 PM >>>

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

Sincerely,
denyse

pbscommissions - Sovereign Approval

From: Nick Volken <volken23@gmail.com>
To: <pbs@mendocinocounty.org>
Date: 1/31/2022 8:22 PM
Subject: Sovereign Approval

Mendocino County

FEB 02 2022

Planning & Building Services

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

Thank you!

pbscommissions - Fwd: Sovereign applications

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:35 PM
Subject: Fwd: Sovereign applications

Mendocino County

FEB 02 2022

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Web: www.co.mendocino.ca.us/planning/

>>> orlando villalpando <villalpandoorlando520@gmail.com> 1/31/2022 7:30 PM >>>

Mendocino County Staff and Planning Commission,

I orlando villalpando am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community i have been going their for years and they have never let me down.

Sincerely,
Orlando Villalpando

pbscommissions - Sovereign 707

Mendocino County

From: Ashley Matthews <aem2021@yahoo.com>
To: <pbs@mendocinocounty.org>
Date: 2/1/2022 10:33 AM
Subject: Sovereign 707

FEB 02 2022

Planning & Building Services

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

**Sincerely,
Ashley Matthews**

pbscommissions - Fwd: Sovereign

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:42 PM
Subject: Fwd: Sovereign

Mendocino County
FEB 01 2022
Planning & Building Services

Planning & Building Services Staff

County of Mendocino

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Web: www.co.mendocino.ca.us/planning/

>>> Cody Holst <vegancody@gmail.com> 1/31/2022 10:39 PM >>>

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign are good community people and it would be a shame to stop them operating. I know several people who work there and it would devastate their families, including one who takes care of a good portion of their family. Please keep allowing them to continue to bring quality, clean, Mendocino grown cannabis to the California market and continue to provide jobs to Mendocino natives. Thank you for your time and I believe you will do the right thing and keep people in jobs during these unprecedented, extremely strenuous times.

Sincerely,

Cody Holst

Sent from my iPhone

ATTACHMENT C

pbscommissions - Fwd: Sovereign

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:41 PM
Subject: Fwd: Sovereign

Mendocino County

FEB 02 2022

Planning & Building Services

Planning & Building Services Staff

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Web: www.co.mendocino.ca.us/planning/

>>> Kat Kenyon <krimson13@yahoo.com> 1/31/2022 8:29 PM >>>

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

Sincerely,

Katrine Kenyon

From: "Shawn Carolan-Abell" <sabell@mcn.org>
To: <pbscommissions@mendocinocounty.org>
Date: 2/1/2022 10:22 AM
Subject: regarding case R 2019 0012

To Whom it may concern:

I own property at 17400 Amethyst Dr. Fort Bragg, CA.
I received this notice regarding a proposal for Cannabis Accommodation.
I am 100% against for the following reason:

1. Ground water in our current drought!!! That should be reason enough. there is no water to support such a business.
2. A BUSINESS in a residential neighborhood. The noise of the fans on these buildings go off ALL HOURS of the NIGHT. They exist already. We hear them. My daughter lives on Amethyst.
3. Put this proposal in an industrial area, such as north of FB.

As a note. I do not understand the language of this proposal by the way.
"Addendum to previously adopted mitigated negative declaration."
Please explain what that means.

Thank you and do let me know this email will be counted at the hearing and that you received it in time.

Shawn Carolan-Abell

pbscommissions - Fwd: R_2019-0012+and+2019-0013

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:41 PM
Subject: Fwd: R_2019-0012+and+2019-0013

Mendocino County

FSB 02 2022

Planning & Building Services

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Web: www.co.mendocino.ca.us/planning/

>>> Anthony Sloss <sloss31033@gmail.com> 1/31/2022 9:30 PM >>>

If you don't let local cornerstone growers like sovereign keep growing weed than you might as well ban all the locals and only allow walmart and whole foods to run your town and conform into the shithole California mega corporation that is the "GREATER GOOD INC." and sellout properly.

pbscommissions - R_2019-0012 and 2019-0013

From: J <jennifer.e.diaz75@gmail.com>
To: <pbs@mendocinocounty.org>
Date: 2/1/2022 4:21 PM
Subject: R_2019-0012 and 2019-0013

Mendocino County

FEB 02 2022

Planning & Building Services

Let Sovereign continue to cultivate 🌱

pbscommissions - Fwd: R_2019-0012 and 2019-0013

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:42 PM
Subject: Fwd: R_2019-0012 and 2019-0013

Mendocino County

FEB 02 2022

Planning & Building Services

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Web: www.co.mendocino.ca.us/planning/

>>> wicked Beard <wickedreaper707@gmail.com> 1/31/2022 10:42 PM >>>

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and quality cannabis to our community.

Sincerely,
E. Wilhite

pbscommissions - R_2019-0012 and 2019-0013

Mendocino County

From: Jean Dyer <jmdyer712@gmail.com>
To: <pbs@mendocinocounty.org>
Date: 1/31/2022 7:48 PM
Subject: R_2019-0012 and 2019-0013

FEB 02 2022

Planning & Building Services

Mendocino County Staff and Planning Commission,

I am writing to voice my 100% support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

SOVEREIGN provides clean, craft cannabis to the entire state as well as employing MANY citizens of Mendocino county. It would be at the community's absolute detriment to deny this application, resulting in loss of jobs, income, taxes, and extremely well cared for product supply.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

Sincerely, Jean Dyer

pbscommissions - Fwd: R_2019-0012 and 2019-0013

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:35 PM
Subject: Fwd: R_2019-0012 and 2019-0013

Mendocino County

FEB 02 2022

Planning & Building Services

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Web: www.co.mendocino.ca.us/planning/

>>> Feather Dyer <featherandfieldapothecary@gmail.com> 1/31/2022 7:37 PM >>>

Mendocino County Staff and Planning Commission,

I am writing to voice my 100% support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

SOVEREIGN provides clean, craft cannabis to the entire state as well as employing MANY citizens of Mendocino county. It would be at the community's absolute detriment to deny this application, resulting in loss of jobs, income, taxes, and extremely well cared for product supply.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why

pbscommissions - Moulton Applications

From: "Lin Varnum" <lvarnum@mcn.org>
To: <pbscommissions@mendocinocounty.org>
Date: 2/1/2022 12:14 PM
Subject: Moulton Applications

Mendocino County

FEB 02 2022

Planning & Building Services

We are residents of the area involved in these applications.

We STRONGLY oppose any suspension or alteration of the commercial cannabis sunset provision!

Keep our residential community residential. No commercial cannabis!

-- Lin and Ginny Varnum

Redwood Springs Drive
Fort Bragg

the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

Sincerely, FEATHER FYER
[707-489-0280](tel:707-489-0280)

pbscommissions - In Support of #R_2019-0012 and #R_2-19-0013

From: Josh Morsell <joshmorsell@gmail.com>
To: <pbscommissions@mendocinocounty.org>
Date: 2/1/2022 4:34 PM
Subject: In Support of #R_2019-0012 and #R_2-19-0013

Mendocino County

FEB 02 2022

Planning & Building Services

Dear Planning Commissioners:

We are writing in support of two applications under consideration at your February 3, 2022 hearing: #R_2019-0012 and #R_2-19-0013, filed by Brandy Moulton, seeking to create a Cannabis Accommodation Combining District that would allow her cottage cannabis farms in the Simpson Lane/Mitchell Creek area of unincorporated Fort Bragg to continue operating rather than be shut down due to the sunset provision.

We recently bought a house within view of Brandy's Jade Court property (the site referenced in the #R_2019-0012 application). We are reluctant to step into controversy, and we hope for the friendship of our neighbors, some of whom have commented in opposition to Brandy's applications. But we feel this issue is important.

Our community desperately needs jobs. We have an opportunity with cannabis for a sustainable industry that could bring money and – as the outlaw stigma of cannabis fades into the past – bring esteem to our region, like grapes do for our inland neighbors. We are in danger of squandering this opportunity if we make life impossibly difficult for legal cannabis businesses.

Meanwhile, Brandy employs approximately 40 people locally. So far as we have seen, she has not disrupted community life. We have not detected any problematic smell, noise, or traffic. She has patiently discussed our questions and concerns with us, and other people we've spoken to have corroborated the information she provided.

We have been unable to find a substantive reason to oppose Brandy's applications. With her water storage systems and water reclamation technology, she may well consume less water than would be consumed by alternative uses of the property. She does not use pesticides and is limited to organic fertilizers. She faces regular inspections to ensure that she complies with strict rules about water and chemicals. Her security cameras and alarm system guard against crime. It remains to be seen how operations like hers will impact property values in the long run, but – having just purchased a house in the neighborhood – we can attest that property values in the neighborhood did not seem lower than elsewhere on the coast. Conversely, it seems quite possible that prices will drop if all the licensed cannabis farmers are driven out of the neighborhood and sell their properties at the same time. And if they do sell, what uses will replace them? Unlicensed, unregulated cannabis production? Alternative forms of agriculture not subject to the same water-efficiency rules? Will the properties sink into disrepair? And where will laid-off employees find new jobs?

We are a family with a small child, and we want other families with children to be able to make a living on the coast. Brandy has worked hard and invested much, in compliance with strict rules that mitigate potential harms, to become a substantial employer who brings real money to our community. We believe our community should invest in supporting her continued licensed operation.

Sincerely,
Josh Morsell, Lia Morsell and Lee Morsell

Mendocino County

FEB 02 2022

Planning & Building Services

From: Barbara Niven <bigefan@comcast.net>
To: <pbs@mendocinocounty.org>
Date: 1/31/2022 7:55 PM
Subject: Growing

This is a grow operation that is actually good for our county. I would like to see it continue to do business.

Sent from my iPhone

pbscommissions - Cannabis Accommodation Combining Districts (CACD)

From: Michael & Marybeth Arago <mbarago@men.org>
To: <pbs@mendocinocounty.org>
Date: 2/1/2022 2:25 PM
Subject: Cannabis Accommodation Combining Districts (CACD)

Mendocino County**FEB 02 2022****Planning & Building Services**

Dear Planning Commissioners,

As long time Mendocino coast residents, we would like to voice our opposition to the two rezoning applications for Cannabis Combining Districts (CACD) in our community.

Allowing cannabis grows in residential neighborhoods would be to the detriment of all the landowners who have chosen to live there. There is a housing crisis here on the Mendocino coast. Taking parcels that could be potential housing sites and using that land to grow cannabis, which there is currently a surplus of, seems counterproductive. As well, the crime associated with cannabis grows is not something we need in residential neighborhoods. Approving these applications would open up a Pandora's box for others to grow commercial cannabis in RR-2 zones, something a majority of landowners vehemently oppose.

We ask that you deny case numbers R-2019-0012 and R-2019-0012 and keep our residential neighborhoods free from commercial cannabis operations.

Sincerely,

Michael & Marybeth Arago

32560 Old Willits Road

Fort Bragg, CA 95437

pbscommissions - Application for Sovereign Farm

From: Amanda Feathers <truckee feathers@gmail.com>
To: <pbs@mendocinocounty.org>
Date: 1/31/2022 8:15 PM
Subject: Application for Sovereign Farm

Mendocino County

FEB 02 2022

Planning & Building Services

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013). This is one of the best musical suppliers in California. Their products greatly help my pain and it would be very sad to see them go. It is very hard to find decent products on the market, even with the large amounts on the shelf.

I have suffered from Lyme disease and rheumatoid arthritis. I am very specific about what farms I support. I know they treat their workers well. Choosing to not continue their farm would be a sad day for many families and community members.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

**Sincerely,
Amanda Feathers**

Sent from my iPhone

From: John Thomson <jathomson2408@gmail.com>
To: <pbs@mendocinocounty.org>
Date: 2/1/2022 1:49 PM
Subject: Application # R_2019-0012 CACD

Mendocino County

FEB 02 2022

Planning & Building Services

Mendocino Planning Commission
 2/1/2022
 Rezoning Application # R_2019-0012

I oppose the rezoning for this permit application. This is a residential neighborhood that we have worked hard to make as quiet without commercial intrusion. This application is adjacent to my property APN 019-570-20.

We all are on well water, and strive to conserve this precious resource. Commercial extraction into these aquifers threatens us all. We need to raise our food in gardens, we need to be prepared for the threat of fires.

Commercial cannabis operations do not belong in our residential zoned neighborhoods.

Please reject this application and maintain the current sunset provisions for RR-2.

Respectfully,
 John Thomson
 15800 Shane Dr
 Fort Bragg, CA 95437

pbscommissions - Fwd: (R2019-0012 and R2019-0013)

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:36 PM
Subject: Fwd: (R2019-0012 and R2019-0013)

Mendocino County

FEB 02 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

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Web: www.co.mendocino.ca.us/planning/

>>> Pretty Toes <prettyt990@gmail.com> 1/31/2022 7:23 PM >>>

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

Sincerely,
Kimberly.

pbscommissions - Fwd: R_2019-0012 and 2019-0013

From: PBS PBS
To: pbscommissions
Date: 2/1/2022 1:41 PM
Subject: Fwd: R_2019-0012 and 2019-0013

Mendocino County

FEB 02 2022

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Web: www.co.mendocino.ca.us/planning/

>>> adam finnegan <adamfinnegan100@gmail.com> 1/31/2022 8:20 PM >>>

Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause.

Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application.

I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

**Sincerely,
Adam Finnegan**

ATTACHMENT C

James Feenan - Fwd: Opposed to commercial cannabis in Residential areas

From: PBS PBS
To: James Feenan; Brooke Larsen; Julia Krog; Russell Ford
Date: 2/1/2022 10:13 AM
Subject: Fwd: Opposed to commercial cannabis in Residential areas

Mendocino County

FEB 02 2022

Planning & Building Services

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Web: www.co.mendocino.ca.us/planning/

>>> Julie <jraerogers@comcast.net> 1/31/2022 7:01 PM >>>

RE: Case numbers:

R_2019-0013 for Franklin Rd.

R_2019-0012 for Jade Ct.

Dear Board Members,

We are vehemently opposed to the application to extend the sunset date for existing commercial cannabis grows in our Simpson Lane/Mitchell Creek area.

These are COMMERCIAL operations trying to get an extension in order not to have to move their businesses. They have already had years to prepare for a move, but this has not happened. Why should the residents of our neighborhood have to suffer because these businesses have been procrastinating?!

Having a commercial cannabis operation in our midst is unacceptable - it will damage our property values and encroach on our water supply. Any indoor grow operation increases the risk of fire. How will the county compensate the residents of the neighborhood for the increased criminal element that will likely be attracted to the product and cash associated with growing pot (as evidenced recently in a home invasion in Gualala)? It's not legal for people to live in an area that is zoned commercial, so how can it be legal for a commercial enterprise to be established in the midst of a long-established residential area?

Please do not allow continued Commercial Cannabis operations in our RR-2 neighborhoods. We want our residential neighborhoods to remain residential!

Thank you.

Sincerely,

Julie Rogers and Rodney Fedor



ATTACHMENT C

pbscommissions - Against Cannabis Accommodation Combining District

From: Richard Jacobs <rjacobssd@gmail.com>
To: <pbscommissions@mendocinocounty.org>
Date: 2/2/2022 9:54 AM
Subject: Against Cannabis Accommodation Combining District

Mendocino County

FEB 02 2022

Planning & Building Services

Case#: R_2019-0012

As a homeowner and resident of the Mitchell Creek area I am again writing against allowing commercial Cannabis cultivation in this residential neighborhood.

This has been going on for several years. The rules were set, but the growers tried to change them. A vote was taken and the result was overwhelmingly against commercial cultivation. Yet again growers are trying to change the rules by rezoning to "facilitate greater flexibility" and "suspend the Sunset Provision" to continue operating in this area.

It's time for no to mean no.

Recommend against the rezoning this residential area.

Sincerely,
Richard Jacobs
Redwood Springs Drive
Fort Bragg

ATTACHMENT C

pbscommissions - Fwd: R_2019-0012 & R_2019-0013

From: PBS PBS
To: pbscommissions
Date: 2/2/2022 1:44 PM
Subject: Fwd: R_2019-0012 & R_2019-0013

Mendocino County

FEB 02 2022

Planning & Building Services

Planning & Building Services Staff

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Coast Office:

120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:(707)964-5379)

Web: www.co.mendocino.ca.us/planning/

>>> Peter & Mary Gealey <pmgealey@mcn.org> 2/2/2022 11:38 AM >>>

Planning Commission

As residents of Simpson Lane we want to express our strong opposition to these 2 applications coming before you (R_2019-0012 & R_2019-0013). These types of operations are not compatible with residential zones such as ours. Indoor grows should be located in industrial parks & zoned commercial areas. It is wrong to place them in residential zones where neighbors have to compete for endangered groundwater supplies, put up with increased wear & tear on roads, suffer the visual impacts of pot infrastructure and deal with the stench of "Skunkweed" (there is a reason they call it that name) not to mention increased incidents of crime.

You are part of the government that is supposed to represent the people. When these issues were brought before this community earlier we voted a resounding no. Please respect the wishes of those of us who live here and moved to this area for the natural beauty and quiet lifestyle.

Thank you,

Peter & Mary Gealey

pbscommissions - Fwd: Opposed to RR-2 Rezoning for Cannabis

From: PBS PBS
To: pbscommissions
Date: 2/2/2022 1:44 PM
Subject: Fwd: Opposed to RR-2 Rezoning for Cannabis

Mendocino County

FEB 02 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:(707)234-6650)

Coast Office:

120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:(707)964-5379)

Web: www.co.mendocino.ca.us/planning/

>>> "Doug Smith" <digmusic@comcast.net> 2/2/2022 12:40 PM >>>

Members of the Mendocino County Planning Commission,

We would like to state our opposition to the proposed rezoning of RR-2 parcels in the area south of Fort Bragg to allow for cannabis cultivation. The case numbers are R_2019-0013 for Franklin Rd. and R_2019-0012 for Jade Ct., both applications for Cannabis Accommodation Combining Districts (CACD). These applications should be denied.

Residential areas are no place for cannabis grows of any kind. Industrial cannabis operations should be in areas zoned for Industrial use, definitely not in Rural Residential (RR-2) neighborhoods.

People buy homes in RR-2 areas to live quietly and raise their families. A cannabis operation changes the neighborhood completely. Some of the detrimental impacts are:

- Impacts to the local aquifer. Cannabis grows consume a lot of water. Overuse of fragile and scarce water that is shared by the entire neighborhood community should not be allowed. The potential for permanent damage to fresh water sources from chemicals used in cannabis operations is quite possible and could result in no safe water source for an entire neighborhood. This would devastate property values, not to mention the health and well-being of entire families. Who would pay for that damage? Who would pay for a solution to no safe water? The county?
- Impacts to watersheds downstream. The contamination of streams and water sources outside the local grow zone are quite possible. People who have no interest in the local cannabis operation and who count on safe drinking water could be impacted far from the source.
- The safety and security of the local neighborhood would be severely impacted. Cannabis grows are targets for theft and turf wars. They are usually locked up and surrounded by high fences for security precisely because they are targets. Nevertheless, the unique quality of cannabis as

compared to, say, wine grapes is that the plants can be quickly rooted up and stolen at harvest time. The crop can be immediately sold. The value of the crops drives risky and dangerous schemes. These armed thefts have been seen in the past anywhere that cannabis is grown. People in residential neighborhoods go for walks, their kids ride their bikes and skateboards. They play in their yards. An armed conflict on the parcel next door should not be something that families have to prepare for.

A few years ago a county survey on this issue resulted in 90% of residents expressing their opposition to CACD re-zoning.

The proposed re-zoning of RR-2 areas for Cannabis Accommodation Combining Districts (CACD) has been denied by the county in the past. That was wise. We hope that wisdom will continue to prevail and that these current cases, and any future cases, will also be denied.

Thank you,

Doug Smith
16841 Hills O'Home Lane
Fort Bragg, CA

pbscommissions - Fwd: Oppose Suspending Sunset Provision for Two Rezoning Applications for CACD in the Fort Bragg Simpson Lane Neighborhood

From: PBS PBS
To: pbscommissions
Date: 2/2/2022 1:43 PM
Subject: Fwd: Oppose Suspending Sunset Provision for Two Rezoning Applications for CACD in the Fort Bragg Simpson Lane Neighborhood

Mendocino County

Planning & Building Services Staff

FEB 02 2022

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:(707)234-6650)

Coast Office:

120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:(707)964-5379)

Web: www.co.mendocino.ca.us/planning/

Planning & Building Services

>>> Sid LONG <slong@mcn.org> 2/2/2022 6:57 AM >>>

My wife and I have lived on Simpson Lane, south of Fort Bragg, for over 50 years. We are opposed to suspending the sunset provision of commercial continued cannabis operation in our RR-2 neighborhoods.

We want our residential neighborhoods remain residential!

Thank you.

Sincerely, Sid and Pat Long

pbscommissions - Fwd: CASE#: R_2019-0012 and Case#: R_2019-0013

From: PBS PBS
To: pbscommissions
Date: 2/2/2022 1:42 PM
Subject: Fwd: CASE#: R_2019-0012 and Case#: R_2019-0013
Attachments: 2-1-22 R_2019-0012 word 2.docx

Mendocino County

FEB 02 2022

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:707-234-6650)

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120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:707-964-5379)

Web: www.co.mendocino.ca.us/planning/

>>> Frieda Feen <friedaf@mcn.org> 2/1/2022 12:09 PM >>>

TO: Department of Planning and Building Services

Commission Staff

860 North Bush Street

Ukiah, CA 95482

pbscommissions@mendocinocounty.org

Phone [707-234-6650](tel:707-234-6650)

Fax [707-463-5709](tel:707-463-5709)

pbs@mendocinocounty.org

www.mendocinocounty.org/pbs

FROM: Carol A. Feen/Frieda Feen

15710 Shane Drive

Fort Bragg, CA 95437

Mailing Address

Carol A. Feen/Frieda Feen

P.O. Box 988

Mendocino, CA 95460

friedaf@mcn.org

Phone [707-962-9246](tel:707-962-9246)

February 1, 2022

To the Mendocino County Department of Planning and Building Services and the Mendocino County Board of Supervisors,

Concerning Case#: R_2019-0012 and Case#: R_2019-0013.

I request this letter be entered into the record for Case#: R_2019-0012 and Case#: R_2019-0013.

I strongly oppose CASE#: R_2019-0012 and Case#: R_2019-0013, Rezones to create Cannabis Accomodation Combining Districts.

On June 29, 2021 At 9:52 a.m. I received a telephone message from then Planner Chevon Holmes, which I saved, stating “the withdrawal of application (CASE#: R_2019-0012) by the applicant. That rezone request was withdrawn by the applicant and is no longer under consideration by the Mendocino County Planning Commission or the Board of Supervisors. If you do still have questions please feel free to reach out to me. Again, the application has been withdrawn and is no longer up for a consideration.”

I have made numerous calls to Planner Russell Ford since receiving this message from Chevon Holmes, asking for any updates on these applications but have not received any calls in return.s

On January 27, 2022 I received the Notice of Public Hearing dated January 21, 2022, postmarked January 24, 2022 noticing (yet again!) R_2019-0012!

Brandy Moulton is yet again holding the county, zoning policy, and our rural residential neighborhoods hostage by submitting-withdrawing-re-submitting-suing-again-submitting this Cannabis Accommodation Combining District/Rezoning Policy mess! I can only imagine the number of law suits the county would face if these applications were approved!

Recently (1/25/22) in an interview on KZYX Supervisor Ted Williams refered to Cannabis policy in rural residential areas, “... like putting Gas Stations in Rural Residential neighborhoods.”

How would the county ever be able to apply sensible zoning with this nonsensical policy making again!

Following is my letter from the previous go-around on this application.

In this letter I will be addressing CASE#: R_2019-0012, as my property is within 350 feet from this proposed “district,” therefore I received notice regarding this application. The issues I will be addressing also apply to Case#: R_2019-0013, therefore I am voicing my opposition to both proposed rezones and pledging my support for my neighbors opposing the proposed CA Accomodation Combining Districts in both neighborhoods.

Although the County listed the date filed for R_2019-0012 as 10/30/2019 in the document copied below, the applicant’s application form is actually dated 1/19/21 *see the copy below.

Right away there is a conflict between the County’s deadline (copied below) for applications for CA Combining Districts as November 1, 2019; and the applicants Application Form (copied below) dated 1/19/21. Brandy Moulton failed to meet the County’s deadline by 2 years and 2 months!

CASE#: R_2019-0012

DATE FILED: 10/30/2019

OWNER: VARIOUS

APPLICANT: BRANDY MOULTON

REQUEST: Rezone to create a Cannabis Accomodation Combining District of sixteen (16) parcels to facilitate greater flexibility in the development standards related to cannabis cultivation for existing commercial cannabis cultivation sites and susptend the ‘Sunset Provision for Residential Districts’ to facilitate continued operation.

ENVIRONMENTAL DETERMINATION: Addendum to the previously adopted Mitigated Negative Declaration (MNS; SCH#[2016112028](#)) pursuant to Section 15164 Article II, Title 14 of the California Code of Regulations (CCR) as required by the California Environmental Quality Act (CEQA) for the Mendocino

ATTACHMENT C

Cannabis Cultivation Regulations appropriately addressed requirements under CEQA and determined that no conditions calling for preparation of a subsequent environmental document and no additional analysis is required.

LOCATION: 6.4 +/- Miles southeast of Fort Bragg City center, lying on the east side of Jade Ct. (CR 453), 0.1 +/- miles east of its intersection with Amethyst St. (CR 451); located at multiple addresses: APN's: 019-560-31,

019-560-12, 019-560-29, 019-560-41, 019-560-62, 019-560-63, 019-570-16, 019-570-17, 019-570-19, 019-570-24, 019-570-25, 019-570-26, 019-570-27, 019-570-28, 019-570-29, 019-570-32.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: CHEVON HOLMES

Although the County listed the date filed as 10/30/2019 in the document copied below, the applicant's application form is actually dated 1/19/21 *see the copy below.

Right away there is a conflict between the County's deadline (copied below) for applications for CA Combining Districts of November 1, 2019; and the applicants Application Form (copied below) dated 1/19/21. It appears that Brandy Moulton failed to meet the County's deadline by two years and 2 months! That in itself seems to make this project out of compliance.

CHAPTER 20.118 - "CA" CANNABIS ACCOMMODATION COMBINING DISTRICT

Sec. 20.118.030. - Establishment of CA Combining District.

(D) Applications for CA Combining Districts will be accepted until November 1, 2019.

Property owners of 14 (fourteen) out of the 16 (sixteen) parcels included in the so-called "district" had no idea that this application R_2019-0012 existed. Property owners and owners of adjacent property had no idea these parcels were being considered for rezoning from rural residential to commercial/agricultural! Property owners did not receive notice from the County regarding the virtual hearing scheduled for June 3, 2021 where the Mendocino County Planning Commission planned the public hearing on the Cannabis Accomodation Combining District Rezoning project and the Draft Addendum to the previously adopted Mitigated Negative Declaration. No-one in the neighborhood—except for 2 (two), both with applications for cannabis cultivation permits filed with the county, including the 1(one) applicant who cobbled together, unbenownst to everyone else in the "district"—had any awareness that their Rural Residential property was slated for rezoning where "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." From (Ord. No. [4420](#), § 4, 12-4-2018) Sec. 20.118.020. (A)-Applicability.

To my knowledge, only 2 (two) of the 16 (sixteen) parcel owners within the "district" were aware their parcels would be included in the "district." The remaining 14 (fourteen) property owners and the adjacent property owners were caught by surprise. We had no reason to suspect that **our overwhelmingly successful vote in 2018 against the Mitchell Creek North and South Cannabis Overlays were somehow, without our knowledge being completely ignored by the County.** That the County was in the final stages of forcing a rezone on us. Why wasn't every property owner who voted in 2018 notified that the county had completed and passed an ordinance that essentially repealed our vote? This is not responsible governance.

These property owner's have no desire for a Cannabis Accomodation District, had not applied for a zoning change, do not desire a Cannabis Accomodation District. They only discovered their APNs included in the parcels listed in a notice that was not sent to the property owners themselves, but shared with them by neighbors within 350 feet from the "district!" These property owners' did not receive notice from the County but found out when their neighbors whose properties are adjacent to the proposed "district" were noticed and contacted their neighbors whose parcels were listed to find our what the hell was going on! We learned that our neighbors whose properties were listed in the notice had no knowledge of any of this and were flabbergasted to learn about what was happening! Very disconcerting. How is this possible, that the people whose properties were being considered by the County the following week to be potentially rezoned were completely unaware of this project or application? How is it possible for these 16 (sixteen) APN's were cobbled together by 1 (one)

property owner and the County to author the Cannabis Accomodation District 2019-0012 without including all those impacted by this project?

Unfortunately an additional Cannabis Accomodation District 2019-0013 is up against the same dilemma, the same applicant, and the County's same tactics negatively impacting our neighbors just to the North of us who also voted in 2018 against the Cannabis Overlay North, find themselves in the same predicament.

If, per the Cannabis Ordinance, 60% approval is required by the owners' of the parcels included in the "district," and 14 (fourteen) of the sixteen parcel owners' were unaware that their parcels were included in the "district," and had no reason to suspect that their successful vote in 2018 against the Mitchell Creek North and South Cannabis Overlay was somehow, without their knowledge, being ignored. Implicates the county in deception. **The County had not informed us about this project or updates since the 2018 vote to remove Mitchell Creek North and South from the proposed Cannabis Accommodation Combining Districts. Does the County consider not knowing that the property you own is about to be rezoned from rural residential to commercial agricultural is in some way approval?** How were those property owners who had absolutely no knowledge of this application and project, supposed to take action to rescind their parcels from the district without knowledge of the project? This is purposeful trickery. Where is the County's integrity in this matter? Without an appropriate response from Mendocino County acknowledging the clear disregard for input and inclusion in the Cannabis Ordinance, Cannabis Accomodation District, the application R_2019-0012, and now to add insult to injury The Tourist Facilities Ordinance, all without EIR/CEQA input. This mess is a Class Action Suit waiting to happen.

I received a telephone message from Planner Chevon Holmes on June 29, 2021 At 9:52 a.m., which I saved, stating "the withdrawal of application by the applicant. That rezone request was withdrawn by the applicant and is no longer under consideration by the Mendocino County Planning Commission or the Board of Supervisors.

If you do still have questions please feel free to reach out to me.

Again, the application has been withdrawn and is no longer up for a consideration."

An application to create a Cannabis Accommodation Combining District requires submission of a petition that demonstrates support for the proposed CA district by more than sixty percent of the affected property owners and therefore, it is possible that a property be included in the proposed district and the owner not actively participate. Staff has attached the applicable zoning chapter for your review which provides additional information with regard to district requirements.

(Ord. No. 4420, § 4, 12-4-2018) Sec. 20.118.030. - Establishment of CA Combining District.

(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 either:

- (1) A petition that demonstrates support for the proposed CA district by more than sixty percent (60%) of the affected property owners (as demonstrated by one (1) owner's signature per legal parcel) within the proposed CA district; or
- (2) 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.

The full referral packet for the Cannabis Accomodation District, the highlighted “district” including 16 parcels in the notice (vs. the 15 parcels as the application lists), presents details that only apply to 1 (one) parcel APN=019-560-31, SE & A’s property ownership and Brandy Moulton’s application for agricultural industry on that particular property, should not be assumed to address whether the conditions for the additional 14 or 15 parcels included in the “district” would meet the necessary conditions to qualify for permit.

Clearly the maps show that each individual parcel within the so-called “district” is unique in regard to meeting the necessary Environmental Data needed to bypass CEQA and meet the many requirements.

In fact I would argue that Brandy Moulton’s application is incomplete and inaccurate and does not represent what actually does take place on that parcel. Neighbors routinely witness activity on said parcel suggesting ongoing construction vs. a completed and approved site, multiple shifts of mutiple workers on site, concrete trucks going in and out of the gates, etc., etc.

The application is incomplete. This application only represents 1(one) parcel APN# 019-5601-31, and the desires of 2 people, the owner — who is not named in the application, but appears on page as SE&A Inc.— and the applicant, Brandy Moulton. The application does not address the additional 15 (fifteen parcels) — 019-560-12, 019-560-29, 019-560-41, 019-560-62, 019-560-63, 019-570-16, 019-570-17, 019-570-19, 019-570-24, 019-570-25, 019-570-26, 019-570-28, 019-570-29, 019-570-32, and one missing APN# that is not noted in the listing of parcels included in the “district,” on page 1 of the county’s document dated March 11, 2021, stating 16 (sixteen) parcels and noting only 15 (fifteen). The only parcel considered for its environmental impact and signed off by the necessary agencies is the applicants. The micro-environments in this “district” represent many distinct ecologies each one with unique soils, plants, wildlife, fire dangers, aquifers, animal and human populations and needs.

To my knowledge, only 2 (two) of the 16 (sixteen) parcel owners within the “district” were aware their parcels would be included in the “district.” The remaining 14 (fourteen) property owners were caught by surprise, had no reason to suspect that their successful vote in 2018 against the Mitchell Creek North and South Cannabis Overlay was somehow, without their knowledge being completely ignored and the county was in its final stages of forcing a rezone on them. These property owner’s who have no desire for and have not applied for a zoning change and do not desire a Cannabis Accomodation District — discovered their APNs included in the parcels listed in the notice that these property owners’ did not receive but found out from their neighbors whose properties are adjacent to the “district,” who were noticed and contacted them to find our what the hell was going, on only to learn they had no knowledge of any of this and were flabbergasted to learn about what was happening! Very disconcerting. How is this possible, that the people whose properties were being considered by the county the following week to be rezoned were completely unaware of this project or application? How is it possible for these 16 (sixteen) APN’s to be cobbled together by 1 (one) property owner, for one applicant and the County to be the authors of 2019-0012 without including all those impacted?

That have not determination of if they meet the agents name and information is deleted from the application, signatures are missing, let alone not

If 60% approval is required by the owners’ of the parcels included in the “district,” and 14 (fourteen) of the sixteen parcel owners’ were unaware that their parcels were included in the “district,” and had no reason to suspect that their successful vote in 2018 against the Mitchell Creek North and South Cannabis Overlay was somehow, without their knowledge being ignored. Implicates the county in deception. Does the county consider not knowing, not being aware that the property you own is about to be rezoned from rural residential to commercial agricultural is in some way approval. This is trickery worthy of a class action response. Where is the County’s integrity in this matter?

The un-named owner approached a number of the property owners whose parcels—unbeknown to them until a week before the scheduled hearing—were included in the “district” and about to be rezoned from rural residential to commercial/agricultural, showed up at the homes of some of the owners’ in an attempt to convince

them not to rescind their property from the district. This person has a reputation as a bully. People are feeling unsafe to act in their best interest for fear of retribution.

The HOA (Home Owner's Association) covenant for the Shane Drive parcels states that, **residential use only is allowed** on the lots. Anything commercial is in violation of the Covenant they signed and agreed to when they purchased land/house in the subdivision.

The full referall packet for the Cannabis Accomodation District, the highlighted "district" including 16 parcels in the notice (vs. the 15 parcels as the application lists), presents details that only apply to 1 (one) parcel APN#019-560-31, SE & A's property ownership and Brandy Moulton's application for agricultural industry on that particular property, should not be assumed to address whether the conditions for the additional 14 or 15 parcels included in the "district" would meet the necessary conditions to qualify for permit.

Come on Mendocino County Departmnet of Planning and Building Services let's get it together and act as if Zoning declarations actually matter. That designations such as Rural Residential have meaning and that it is the County's job to uphold them.

Please deny R_2019-0012/0013, AND let's put this CACD nonsense behind us once and for all.

Thank you,

Carol A. Feen/Frieda Feen

February 1, 2022

TO: Department of Planning and Building Services
Commission Staff
860 North Bush Street
Ukiah, CA 95482
pbscommissions@mendocinocounty.org
Phone 707-234-6650
Fax 707-463-5709
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

FROM: Carol A. Feen/Frieda Feen
15710 Shane Drive
Fort Bragg, CA 95437

Mailing Address
Carol A. Feen/Frieda Feen
P.O. Box 988
Mendocino, CA 95460
friedaf@mcn.org
Phone 707-962-9246

February 1, 2022

**To the Mendocino County Department of Planning and Building Services and
the Mendocino County Board of Supervisors,**

Concerning Case#: R_2019-0012 and Case#: R_2019-0013.

I request this letter be **entered into the record for Case#: R_2019-0012** and
Case#: R_2019-0013.

**I strongly oppose CASE#: R_2019-0012 and Case#: R_2019-0013,
Rezoning to create Cannabis Accommodation Combining Districts.**

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Planner Chevon Holmes, which I saved, stating “the withdrawal of
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Mendocino County Planning Commission or the Board of Supervisors. If you do still have questions please feel free to reach out to me. Again, the application has been withdrawn and is no longer up for a consideration.”

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Right away there is a conflict between the County’s deadline (copied below) for applications for CA Combining Districts as November 1, 2019; and the applicants

Application Form (copied below) dated 1/19/21. Brandy Moulton failed to meet the County's deadline by 2 years and 2 months!

CASE#: R_2019-0012

DATE FILED: 10/30/2019

OWNER: VARIOUS

APPLICANT: BRANDY MOULTON

REQUEST: Rezone to create a Cannabis Accomodation Combining District of sixteen (16) parcels to facilitate greater flexibility in the development standards related to cannabis cultivation for existing commercial cannabis cultivation sites and susptend the 'Sunset Provision for Residential Districts' to facilitate continued operation.

ENVIRONMENTAL DETERMINATION: Addendum to the previously adopted Mitigated Negative Declaration (MNS; SCH#2016112028) pursuant to Section 15164 Article II, Title 14 of the California Code of Regulations (CCR) as required by the California Environmental Quality Act (CEQA) for the Mendocino Cannabis Cultivation Regulations appropriately addressed requirements under CEQA and determined that no conditions calling for preparation of a subsequent environmental document and no additional analysis is required.

LOCATION: 6.4 +/- Miles southeast of Fort Bragg City center, lying on the east side of Jade Ct. (CR 453), 0.1 +/- miles east of its intersection with Amethyst St. (CR 451); located at multiple addresses: APN's: 019-560-31, 019-560-12, 019-560-29, 019-560-41, 019-560-62, 019-560-63, 019570-16, 019-570-17, 019-570-19, 019-570-24, 019-570-25, 019-570-26, 019-570-27, 019-570-28, 019-570-29, 019-570-32.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: CHEVON HOLMES

Although the County listed the date filed as 10/30/2019 in the document copied below, the applicant's application form is actually dated 1/19/21 *see the copy below.

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CHAPTER 20.118 - "CA" CANNABIS ACCOMMODATION COMBINING DISTRICT

Sec. 20.118.030. - Establishment of CA Combining District.

(D)



PLANNING & BUILDING SERVICES

CASE NO:	_____
DATE FILED:	_____
FEE:	_____
RECEIPT NO:	_____
RECEIVED BY:	_____
<i>Office Use Only</i>	

APPLICATION FORM

APPLICANT:

Name: Brandy Moulton Phone: 707 223 1129
 Mailing Address: 18601 N HWY 1 #166
 City: Fort Bragg State/Zip: CA 95437 Email: brandy@sovereign707.com

PROPERTY OWNER:

Name: SE 81A Phone: 707 223 1129
 Mailing Address: 18601 N HWY 1 #166
 City: Fort Bragg State/Zip: CA 95437 Email: brandy@sovereign707.com

AGENT:

Name: _____ Phone: _____
 Mailing Address: _____
 City: _____ State/Zip: _____ Email: _____

ASSESSOR'S PARCEL NUMBER/S: 0195603100

TYPE OF APPLICATION:

- | | | |
|---|--|---|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard Development Permit | <input type="checkbox"/> Reversion to Acreage |
| <input type="checkbox"/> Agricultural Preserve: New Contract | <input type="checkbox"/> General Plan Amendment | <input checked="" type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve: Cancellation | <input type="checkbox"/> Land Division - Minor | <input type="checkbox"/> Use Permit - Cottage |
| <input type="checkbox"/> Agricultural Preserve: Rescind & ReEnter | <input type="checkbox"/> Land Division - Major | <input type="checkbox"/> Use Permit - Minor |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division - Parcel | <input type="checkbox"/> Use Permit - Major |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Land Division - Re-Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Other |

I certify that the information submitted with this application is true and accurate.

 Signature of Applicant/Agent Date

 Signature of Owner Date 1/19/21

Applications for CA Combining Districts will be accepted until **November 1, 2019.**



Property owners of 14 (fourteen) out of the 16 (sixteen) parcels included in the so-called “district” had no idea that this application R_2019-0012 existed. Property owners and owners of adjacent property had no idea these parcels were being considered for rezoning from rural residential to commercial/agricultural! Property owners did not receive notice from the County regarding the virtual hearing scheduled for June 3, 2021 where the Mendocino County Planning Commission planned the public hearing on the Cannabis Accomodation Combining District Rezoning project and the Draft Addendum to the previously adopted Mitigated Negative Declaration. No-one in the neighborhood—except for 2 (two), both with applications for cannabis cultivation permits filed with the county, including the 1 (one) applicant who cobbled together, unbeknownst to everyone else in the “district”—had any awareness that their Rural Residential property was slated for rezoning where “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.” From (Ord. No. 4420, § 4, 12-4-2018) Sec. 20.118.020. (A)-Applicability.

To my knowledge, only 2 (two) of the 16 (sixteen) parcel owners within the “district” were aware their parcels would be included in the “district.” The remaining 14 (fourteen) property owners and the adjacent property owners were caught by surprise. We had no reason to suspect that **our overwhelmingly successful vote in 2018 against the Mitchell Creek North and South Cannabis Overlays were somehow, without our knowledge being completely ignored by the County.** That the County was in the final stages of forcing a rezone on us. Why wasn’t every property owner who voted in 2018 notified that the county had completed and passed an ordinance that essentially repealed our vote? This is not responsible governance.

These property owner’s have no desire for a Cannabis Accomodation District, had not applied for a zoning change, do not desire a Cannabis Accomodation District. They only discovered their APNs included in the parcels listed in a notice that was not sent to the property owners themselves, but shared with them by neighbors within 350 feet from the “district!” These property owners’ did not receive notice from the County but found out when their neighbors whose properties are adjacent to the proposed “district” were noticed and contacted their neighbors whose parcels

were listed to find out what the hell was going on! We learned that our neighbors whose properties were listed in the notice had no knowledge of any of this and were flabbergasted to learn about what was happening! Very disconcerting. How is this possible, that the people whose properties were being considered by the County the following week to be potentially rezoned were completely unaware of this project or application? How is it possible for these 16 (sixteen) APN's were cobbled together by 1 (one) property owner and the County to authorize the Cannabis Accommodation District 2019-0012 without including all those impacted by this project?

Unfortunately an additional Cannabis Accommodation District 2019-0013 is up against the same dilemma, the same applicant, and the County's same tactics negatively impacting our neighbors just to the North of us who also voted in 2018 against the Cannabis Overlay North, find themselves in the same predicament.

If, per the Cannabis Ordinance, 60% approval is required by the owners' of the parcels included in the "district," and 14 (fourteen) of the sixteen parcel owners' were unaware that their parcels were included in the "district," and had no reason to suspect that their successful vote in 2018 against the Mitchell Creek North and South Cannabis Overlay was somehow, without their knowledge, being ignored. Implicates the county in deception. **The County had not informed us about this project or updates since the 2018 vote to remove Mitchell Creek North and South from the proposed Cannabis Accommodation Combining Districts. Does the County consider not knowing that the property you own is about to be rezoned from rural residential to commercial agricultural is in some way approval?** How were those property owners who had absolutely no knowledge of this application and project, supposed to take action to rescind their parcels from the district without knowledge of the project? This is purposeful trickery. Where is the County's integrity in this matter? Without an appropriate response from Mendocino County acknowledging the clear disregard for input and inclusion in the Cannabis Ordinance, Cannabis Accommodation District, the application R_2019-0012, and now to add insult to injury The Tourist Facilities Ordinance, all without EIR/CEQA input. This mess is a Class Action Suit waiting to happen.

I received a telephone message from Planner Chevon Holmes on June 29, 2021 At 9:52 a.m., which I saved, stating "the withdrawal of application by the applicant. That rezone request was withdrawn by the applicant and is no longer under consideration by the Mendocino County Planning Commission or the Board of Supervisors.

If you do still have questions please feel free to reach out to me.

Again, the application has been withdrawn and is no longer up for a consideration.”

An application to create a Cannabis Accommodation Combining District requires submission of a petition that demonstrates support for the proposed CA district by more than sixty percent of the affected property owners and therefore, it is possible that a property be included in the proposed district and the owner not actively participate. Staff has attached the applicable zoning chapter for your review which provides additional information with regard to district requirements.

(Ord. No. 4420, § 4, 12-4-2018) Sec. 20.118.030. - Establishment of CA Combining District.

- (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 either:
- (1) A petition that demonstrates support for the proposed CA district by more than sixty percent (60%) of the affected property owners (as demonstrated by one (1) owner's signature per legal parcel) within the proposed CA district; or
 - (2) 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.

The full referall packet for the Cannabis Accomodation District, the highlighted “district” including 16 parcels in the notice (vs. the 15 parcels as the application lists), presents details that only apply to 1 (one) parcel APN#019-560-31, SE & A’s property ownership and Brandy Moulton’s application for agricultural industry on that particular property, should not be assumed to address whether the conditions for the additional 14 or 15 parcels included in the “district” would meet the necessary conditions to qualify for permit.

Clearly the maps show that each individual parcel within the so-called “district” is unique in regard to meeting the necessary Environmental Data needed to bypass CEQA and meet the many requirements.

In fact I would argue that Brandy Moulton’s application is incomplete and inaccurate and does not represent what actually does take place on that parcel. Neighbors routinely witness activity on said parcel suggesting ongoing construction vs. a completed and approved site, multiple shifts of multiple workers on site, concrete trucks going in and out of the gates, etc., etc.

The application is incomplete. This application only represents 1(one) parcel APN# 019-5601-31, and the desires of 2 people, the owner — who is not named in the application, but appears on page as SE&A Inc.— and the applicant, Brandy Moulton. The application does not address the additional 15 (fifteen parcels) — 019-560-12, 019-560-29, 019-560-41, 019-560-62, 019-560-63, 019-570-16, 019-570-17, 019-570-19, 019-570-24, 019-570-25, 019-570-26, 019-570-28, 019-570-29, 019-570-32, and one missing APN# that is not noted in the listing of parcels included in the “district,” on page 1 of the county’s document dated March 11, 2021, stating 16 (sixteen) parcels and noting only 15 (fifteen). The only parcel considered for its environmental impact and signed off by the necessary agencies is the applicants. The micro-environments in this “district” represent many distinct ecologies each one with unique soils, plants, wildlife, fire dangers, aquifers, animal and human populations and needs.

To my knowledge, only 2 (two) of the 16 (sixteen) parcel owners within the “district” were aware their parcels would be included in the “district.” The remaining 14 (fourteen) property owners were caught by surprise, had no reason to suspect that their successful vote in 2018 against the Mitchell Creek North and South Cannabis Overlay was somehow, without their knowledge being completely ignored and the county was in its final stages of forcing a rezone on them. These property owner’s who have no desire for and have not applied for a zoning change and do not desire a Cannabis Accomodation District — discovered their APNs included in the parcels listed in the notice that these property owners’ did not receive but found out from their neighbors whose properties are adjacent to the “district,” who were noticed and contacted them to find our what the hell was going, on only to learn they had no knowledge of any of this and were

flabbergasted to learn about what was happening! Very disconcerting. How is this possible, that the people whose properties were being considered by the county the following week to be rezoned were completely unaware of this project or application? How is it possible for these 16 (sixteen) APN's to be cobbled together by 1 (one) property owner, for one applicant and the County to be the authors of 2019-0012 without including all those impacted?

That have not determination of if they meet the agents name and information is deleted from the application, signatures are missing, let alone not

If 60% approval is required by the owners' of the parcels included in the "district," and 14 (fourteen) of the sixteen parcel owners' were unaware that their parcels were included in the "district," and had no reason to suspect that their successful vote in 2018 against the Mitchell Creek North and South Cannabis Overlay was somehow, without their knowledge being ignored. Implicates the county in deception. Does the county consider not knowing, not being aware that the property you own is about to be rezoned from rural residential to commercial agricultural is in some way approval. This is trickery worthy of a class action response. Where is the County's integrity in this matter?

The un-named owner approached a number of the property owners whose parcels—unbeknown to them until a week before the scheduled hearing—were included in the "district" and about to be rezoned from rural residential to commercial/agricultural, showed up at the homes of some of the owners' in an attempt to convince them not to rescind their property from the district. This person has a reputation as a bully. People are feeling unsafe to act in their best interest for fear of retribution.

The HOA (Home Owner's Association) covenant for the Shane Drive parcels states that, **residential use only is allowed** on the lots. Anything commercial is in violation of the Covenant they signed and agreed to when they purchased land/house in the subdivision.

The full referall packet for the Cannabis Accomodation District, the highlighted "district" including 16 parcels in the notice (vs. the 15 parcels as the application lists), presents details that only apply to 1 (one) parcel APN#019-560-31, SE & A's property ownership and Brandy Moulton's application for agricultural industry on that particular property, should not be assumed to address whether the

conditions for the additional 14 or 15 parcels included in the “district” would meet the necessary conditions to qualify for permit.

Come on Mendocino County Department of Planning and Building Services let’s get it together and act as if Zoning declarations actually matter. That designations such as Rural Residential have meaning and that it is the County’s job to uphold them.

Please deny R_2019-0012/0013, AND let’s put this CACD nonsense behind us once and for all.

Thank you,

Carol A. Feen/Frieda Feen

ATTACHMENT C

pbscommissions - Fwd: Applications R2019-0012 Jade ct. R2019-0013 Franklin Rd.

From: PBS PBS
To: pbscommissions
Date: 2/2/2022 1:42 PM
Subject: Fwd: Applications R2019-0012 Jade ct. R2019-0013 Franklin Rd.

Mendocino County

Planning & Building Services Staff

FEB 02 2022

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:(707)234-6650)

Coast Office:

120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:(707)964-5379)

Web: www.co.mendocino.ca.us/planning/

Planning & Building Services

>>> renatacoury <renatacoury@hughes.net> 2/2/2022 3:34 AM >>>

From: Renata <renatacoury@hughes.net>
To: pbs <pbs@mendocinocounty.org>
Date: Tuesday, 1 February 2022 10:59 PM EST
Subject: Applications R2019-0012 Jade ct. R2019-0013 Franklin Rd.

Hello Planning Commission,

We are writing today to state we are opposed to rezoning any properties in our RR2 Mitchel Creek neighborhoods to Commercial Agriculture, cannabis cultivation. We opposed it in 2021 and in 2018.

We agree and support emails from Property Owners submitted to you stating their serious concerns of the negative impacts of Commercial Grows. Please refer to emails submitted by A. Garza, J. Campagna, J. Nixon, K. Montgomery, K. Abramson and others. We agree with your Staff recommendation and request Brandy Moulton's applications be denied and the 2022 Sunset deadline

remain in effect.

Sincerely,

Renata and Steven Coury

2-1-2022

renatacoury@Hughes.net

pbscommissions - Against rezoning RE: Cases #: R_2019-0012 and R_2019-0013

From: Linda Lawley <lindalawley@gmail.com>
To: <pbscommissions@mendocinocounty.org>
Date: 2/2/2022 1:55 PM
Subject: Against rezoning RE: Cases #: R_2019-0012 and R_2019-0013

As a property owner in the Simpson/Mitchell Creek area, I am writing to oppose the rezoning of our residential neighborhood to create a "Cannabis Accommodation Combining District". The neighborhood has already been polled and we still do not want commercial cannabis in our neighborhood. The sunset provision should not be extended. Ms. Moulton has had plenty of time to find another location. When will this stop?

Linda Lawley
17400 Redwood Springs Dr.
Fort Bragg

pbscommissions - Rezoning Application R_2019-0012

From: Jeff Nixon <parlinfork@gmail.com>
To: <pbscommissions@mendocinocounty.org>, <gjerde@mendocinocounty.org>
Date: 1/23/2022 4:01 PM
Subject: Rezoning Application R_2019-0012

Mendocino County

JAN 26 2022

Planning & Building Services

Mendocino County Planning Commission
 Agenda Item: Rezoning Application R_2019-0012
 1/23/2022

To the Mendocino County Planning Commission,

Last May, I received a Notice of Public Hearing, Case # R_2019-0012, dated May 18, 2021. This case number has been scheduled for a public hearing on February 03, 2022. This case is regarding a Rezone request creating a Cannabis Accommodation Combining District that includes my parcel. No one contacted me for my permission to include my parcel in the rezoning request. I do not want my APN included as I don't support the rezoning effort. I respectfully request that my name and APN be removed from the rezoning application. I rescind any participation in the property owner petition and do not approve of the project.

The Mitchell Creek Heights Subdivision, where my property is located, has Covenants, Conditions & Restrictions (CC&R's) that limit the use of all properties in the subdivision to residential use. Ten of the parcels included in the rezoning application are in this subdivision. I will oppose any property owner in the Mitchell Creek Heights Subdivision who attempts to gain a use permit to allow any use that would violate our neighborhood CC&R's. I will use my legal authority, as a property owner in Mitchell Creek Heights, to enforce our CC&R's that prohibit commercial or industrial activities in our neighborhood.

Shane Drive is a private roadway accessing the Mitchell Creek Heights subdivision. There is no commonly owned property in the subdivision. Shane Drive is a paved private roadway that crosses property owned by neighborhood residents via a road easement. Shane Drive crosses my parcel for about 20% of its length.

The cost of maintenance for Shane Drive is very high. Rezoning our neighborhood to allow commercial traffic in our private residential neighborhood exposes the residents to increased costs for repairs due to the additional commercial traffic. I am concerned about being exposed to increased liability in the event of a lawsuit from an accident occurring on our roadway related to a Commercial Cannabis operation. Any damages awarded in a lawsuit, where the association is found liable or partially liable, are the responsibility of the members of the association. A potential lawsuit would also affect the property owner of the parcel where the accident occurred. There would be increased costs for liability insurance and exposure to additional risks for both the road association and the individual property owners whose parcel Shane Drive crosses. This is not a public roadway. The road association members and the individual property owners are liable in the event of a lawsuit. The County of Mendocino will not indemnify the property owners or the road association in the event of a loss.

Recently, a number of homes in the Mitchell Creek Heights neighborhood on Shane Drive were burglarized by a man who had worked at a neighborhood cannabis cultivation site. At least three homes were involved. I confronted him early one morning at 0430 am stealing my property from an enclosed porch on my house. I reported him to the Mendocino County Sheriff's Department who identified him to me as a known Felon and thief. Another resident stated that the man had worked at a cannabis cultivation site in the neighborhood.

There are currently workers at a Cannabis Cultivation site in our neighborhood who throw empty alcoholic beverage containers out of their vehicles while traveling across my property. I walk the roadway nearly every day for exercise and am forced to pick up these cans and bottles regularly. It also demonstrates that the workers at the site are consuming alcohol while driving, putting neighborhood residents at risk.

Commercial Cannabis operations have a negative effect on our residential neighborhood. The pungent smell of cannabis is very pervasive in our neighborhood and prevents me from the quiet enjoyment of my property.

I have serious concerns over using our limited water resources for commercial agricultural operations in our residentially zoned community. This concern has become more urgent with the current extreme drought declaration in Mendocino County along with several more years of drought forecast in the coming years. All properties in our area are serviced by water wells, so there is a great concern over commercial agricultural uses. Water use in an area zoned RR should be reserved for residential purposes, and not for the benefit of private commercial operations. Local wells are beginning to show the strain. There should be no development of commercial operations that draw water for non-residential use in a residential zone.

I am concerned about a decline in the value of my residential property if parcels in the area are rezoned for commercial and/or industrial use. I moved to a rural residential neighborhood, and paid a premium for my property, specifically to live in a quiet residential neighborhood.

Simpson Lane is a densely populated neighborhood on a two-lane road. It is the only access into and out of our neighborhood. There are tremendous concerns about the ability of the roads to accommodate emergency evacuations and for increasing daily traffic. Approval of any rezoning request for commercial or industrial purposes that would increase traffic on this critical roadway should be denied for public safety reasons.

I am also the owner of 39051 Turner Road. While it is not included in the proposed rezoning application, it has only a one parcel buffer from the proposed district. This parcel will be negatively impacted for most of the reasons stated above.

For the above listed reasons, I am requesting that the Mendocino County Planning Commission and the Mendocino County Board of Supervisors deny the Rezoning request, Case # R_2019-0012.

Jeffrey Nixon
15665 Shane Drive
Fort Bragg CA 95437
APN# 019-570-29

pbscommissions - Re: Fwd: writing to voice my support for Sovereign's cultivation facility

From: Russell Ford
To: Julia Krog; pbscommissions
Date: 2/18/2022 8:45 AM
Subject: Re: Fwd: writing to voice my support for Sovereign's cultivation facility

Hi Lance.

I wasn't sure if anyone had responded yet, but I've added your comment to the project folder. We don't have a confirmed date for the Board hearing yet, but your email will be added to the packet and posted to the website when that's established.

-Russ

RUSSELL D. FORD
SENIOR PLANNER - GIS/LAND
COUNTY OF MENDOCINO, PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482
[\(707\) 234-6650](tel:707.234.6650)
fordr@mendocinocounty.org
www.mendocinocounty.org/government/planning-building-services

>>> pbscommissions 2/10/2022 11:47 AM >>>

>>> Lance Sprague <lancesprague@lmsdesign.org> 2/5/2022 5:13 PM >>>
Mendocino County Staff and Planning Commission,

I am writing to voice my support for Sovereign's cultivation facility applications (R2019-0012 and R2019-0013) currently being threatened by the sunset clause. Sovereign provides clean cannabis to the entire state and it would be at the community's detriment to deny this application. I understand that there is over the minimum required 60% property owner support for this application so it is unclear why the County Staff has REWRITTEN the staff report to recommend it for denial.

Please approve this application and allow Sovereign to continue providing jobs, tax revenue and cannabis to our community.

Sincerely,
~Lance~

~LMS Building Design~
Sonoma/Mendocino Coast
~Lance Michael Sprague~
Office: [707-962-8050](tel:707-962-8050)
Mobile: [707-813-1334](tel:707-813-1334)
Email: lancesprague@lmsdesign.org
Website: https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.lmsdesign.org&c=E_1va55oRMUDTAV2d7sxa3kWkWNxw_AjNEFziWTckDz6PXXWGPCVI0twFnEb_U7sLL0paJx0Xi9ca7f5CKbSQqa0uxChz1C9VPHa20C-QXe8uEKN8XfCnE-e4j85vP7&typo=1

ATTACHMENT C

RECEIVED
FEB 03 2022
Planning & Building Services

From: Linda Turner <lindaturn@comcast.net>
To: <pbscommissions@mendocinocounty.org>
Date: 2/3/2022 10:15 AM
Subject: Moulton application 2019_0012

NO to Rezoning.
NO to Commercial Grows in our neighborhood
NO to suspending the sunset Provision

Sent from my iPhone