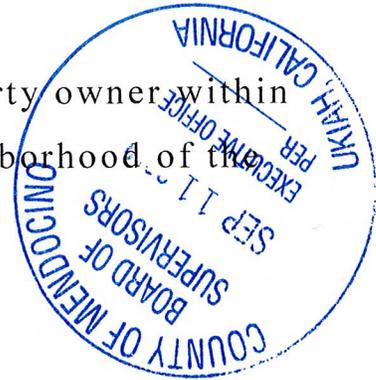


For the Record

**For the Mendocino County Board of Supervisors
September 11, 2018**

My name is Linda Rosengarten and I'm a property owner within the Simpson Lane – Mitchell Creek Drive neighborhood of the proposed Commercial Cannabis Overlay Zone.



I am deeply **opposed** to this proposal.

The County has proceeded to zone without planning, and to plan *by* zoning.

Supervisors have forsaken residential property owners of a long-established, functioning RR2 zone for a commercial agriculture pilot program that will forever compromise the character of our neighborhood.

Like my husband and I, many property owners here have spent years improving their properties, raising property values overall and making this an increasingly desirable neighborhood.

Cannabis Permit seekers have been protected from potential mal-intended intrusion on their properties by the County, listing their permits with pseudonyms and redacted addresses.

One of the strong objections to the Simpson Lane-Mitchell Creek Drive Area Commercial Cannabis Overlay Zone has to do with criminal activity. By protecting growers who file permits, the County has made part of our case for us. And yet, the County

does not seem to notice the irony and contradiction in such protection.

Also, activist-growers who will benefit from the overlay see themselves as *small, independent* or *specialty* growers to distinguish themselves from other commercial growers.

These growers may be small within the cannabis trade, but their footprint is by no means small in my neighborhood. The traffic on our streets has increased considerably, what with numerous employees coming and going, as well as commercial vehicles delivering supplies, then returning pell-mell down our residential lanes and streets.

Because these growers see themselves as “small-scale, and only *loosely* organized within the industry,” they like to use the term “cottage,” intending us to believe they already fit within the neighborhood as it is currently zoned and that nothing will change.

But that’s the thing, cottage businesses in this neighborhood are not organized and are not the same. They *are* small -- specialty -- and artisanal.

True cottage business owners who might seek to build or expand a woodshop, a ceramic studio or other structure, or some

development necessary for a small enterprise, seek *variances* and special permits.

But, newly permitted cannabis growers seek *zoning* overlays.

This zoning overlay *a priori* quells rightful neighbor opposition and standing to what would have been building permits and zoning variances.

What causes me the most distress is that if your pilot meets its goal, it will forever change the rural residential character of this small neighborhood. It will not only be a commercial *overlay* on a residential zone, it will be a *de facto* commercial zone.

Without introducing more of my concerns, I would like to see the Simpson Lane – Mitchell Creek Drive section of the Overlay Zone **removed** from the County proposal. These growers should build structures and infrastructures that will *not* impede on neighbors next door and next lane.

Thank you for listening. Please remember that I am opposed to the Simpson Lane – Mitchell Creek Drive neighborhood part of the proposed Commercial Cannabis Overlay Zone

September 11, 2018

To The Board of Supervisors of Mendocino County,

This is concerning the Cannabis Overlay Ordinances under consideration. I encourage you to remove from consideration the Mitchell Creek area for inclusion. My reasons relate to the danger of fire inherent in these facilities. The lack of an insured ability for emergency vehicles to access and residents to egress the area in the event of a fire storm has been discussed at community meeting with Dan Gjerde and Steve Orsi, Fort Bragg Fire Chief. Indoor Cannabis facilities have a known increase fire risk related to the growing and drying of this commodity. Information on this added risk can be found on the internet. I have included two links for your review.

<https://www.firehouse.com/home/article/12318245/indoor-marijuana-grows-hazards-recognition-response-considerations>

<https://globalnews.ca/news/4136929/medical-marijuana-grow-op-safety/>


Keevan Abramson


Joanne Abramson

16656 Mitchell Creek Drive
Fort Bragg, CA 95437

To: Mendocino County Board of Supervisors - Meeting Date: 9-11-2018

From: Linda Rosengarten

Although I have a variety of concerns and objections to the Mitchell Creek Drive Overlay Zone, a primary objection is that I do not want my residential 2RR zoned neighborhood turned into a commercial, or a light industrial zone.

Not only am I opposed on its face, but because it is the nature of business to grow. At some point, a successful business will need to expand to become more successful. A less successful business sometimes needs to grow to better contend with competition, thereby changing a negative course to a positive one. It is a likely scenario that a restricted 2RR zoned plot can grow only so much in its allowed square footage, even with the proposed reduced setbacks (which I believe bear out my concerns from the git-go) and with 2 acres being only a minimum. I believe it will not take long before the benefited, now legal growers in this zoning Overlay will find their initial plot-size yet more restrictive and will seek means to maximize yields and profits.

Consolidating and building a consortium for purchasing supplies, pooling labor, and marketing is a good business model for similar, small enterprises that share challenges in these areas of business. A group of close-range, single crop, or single style farmers would do well to organize in such a manner. Consolidating and building a consortium helps build branded niches and is one hedge against the looming corporate/big agriculture footprint that is about to dominate the cannabis market.

Plus, since the County's purpose with the Overlay is to benefit from growers' fees and to support grower initiatives and commercial endeavors, I have no confidence the County will oppose new reductions to setbacks, or anything else the growers envision would help them succeed.

And, I don't believe for one minute that because these farmers have been growing and doing business outside of the law, that once legal their businesses will remain as they have been, or that business will continue as usual. When farmers need space and water, they unite — and already have. They understandably want regulations favoring their commerce, growth and efficiencies. In this case, we have a newly legalized crop with farmers who were only recently considered outlaws. (And, by the way, their secrets were kept by residents in this neighborhood; even while

gritting teeth and unhappy about grows next-door, these people did not snitch, taking the brunt of the negative aspects of grower presence and trade). It is easy to see that there is no time to waste for these farmers, and why this newly legitimate community gathers together to share and develop themselves.

Simpson Lane/Mitchell Creek Drive Area is a lively, socially mixed neighborhood that includes a variety of family types, cottage industries, crafters, artisans and artists. We are a rural, curbsless, somewhat rag-tag 2RR residentially zoned neighborhood with a lot of land, trees in varying conditions, transitional and endangered Pygmy sections, all surrounded by the Jackson State Forest. Traffic has increased steadily over the 37 years I've lived at this address, much due to illegal cannabis cultivation. Cars and trucks – small to large pick-ups, and much larger trucks - already share our narrow and winding, undulating streets with those of us who walk, jog, ride horseback, and bicycle, as well as ingress/egress challenged.

Simply put, I do not want the Cannabis Overlay Zone played out in my residential neighborhood. Leave the Mitchell Creek Drive neighborhood out of the Mendocino County's Overlay Zone for the Cannabis Industry.

Thank you for your consideration.



Sincerely,

Linda Rosengarten

16650 Mitchell Ck. Dr.
Fort Bragg CA 95437

To: Mendocino County Board of Supervisors – Meeting Date: 9-11-2018

From: Linda Rosengarten

First, I would like to thank Supervisor Dan Gjerde for taking opposition to the Commercial Cannabis Overlay Zone seriously, and for keeping residents of the Mitchell Creek Drive neighborhood informed and included. As a Mitchell Creek Drive property owner, I appreciate being let “in” on what was surreptitious and behind-closed-doors and your willingness to consider my opposition to the Overlay.

In truth, I still feel the sting of being blindsided by the County’s clandestine scheme to create an Overlay Zone for the Cannabis Industry in my residential neighborhood. That we had to inform *ourselves* about an end-run performed by the County, a hired and questionable international consulting firm, and a few neighborhood growers with many friends from without is galling.

The way the County, its consulting firm Michael Baker International, and the cannabis grower’s group developed the Overlay Zone is akin to partisan gerrymandering accomplished behind closed doors. Not only am I’m shocked and distressed, I’m now distrustful of all County Supervisors, whom I thought better of.

Please communicate in good faith with your constituents and bring public transparency, political openness, and integrity to what began as exclusionary and covert proceedings.

Sincerely,

A handwritten signature in cursive script that reads "Linda Rosengarten". The signature is written in black ink and is positioned above the typed name and address.

Linda Rosengarten
16650 Mitchell Creek Drive
Fort Bragg, Ca 95437