

September 10, 2018

To: The Mendocino County Board of Supervisors

I am a property owner in the Mitchell Creek Overlay Zone and I am opposed to this proposal.

I cannot imagine that this zoning change would not reduce property values in the "pot zones". Property owners within the affected overly, and realtors representing them, would have to disclose such zoning to prospective buyers who would understandably be shy about moving into, and raising a family in such areas.

The zoning proposal has been in the works for many months though there has been zero notification to residents in the affected area. The consulting firm that has been developing this proposal has been receiving input from many of the growers in the proposed zones, meeting in secret over 16 times, while making no outreach for input from the neighbors who live here.

While I am sympathetic to the small, mom-and-pop commercial-grower , I have several concerns. The proposed zoning change **will reduce our property values**. The proposed ordinance allows only currently permitted grows to continue. Neighboring property values will diminish as prospective buyers may be understandably shy about investing in a neighborhood known for commercial cannabis operations.

The use and possession of marijuana is now legal in California, but **the industry is still largely cash-only** as federal banking laws still prohibit banks from doing business with growers and sellers. That means that growers must keep large amounts of cash which make **an irresistible target for breaking-and-entering and home-invasion type crimes**. And with the legalization measure implemented with so many new layers of bureaucracy and so many restrictions and regulations, 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 their 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 zoning that disregards true cottage industry regulations for zoning exemptions alters the very complexion of our beloved Mitchell Creek home. Some of the grow operations have ten or more employees. We've all noticed the **increase in traffic and road deterioration**. I cherish our once quiet, rural neighborhood and hate to see it change simply to accommodate the county's desire for more tax/permit income.

I urge you to eliminate the Mitchell Creek Overlay Zone from the Zoning Overlay proposal.

Sincerely,



Ron Hock
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