

September 25, 2018

My name is Paul Tichinin. I am a property owner living in the proposed Mitchell Creek Overlay Zone. I voted for cannabis legalization. My opposition is to commercial operations in residential neighborhoods.

First, I want to thank the Board of Supervisors for authorizing a property-owner survey on this contentious issue.

When commercial cannabis growers started up in our neighborhoods, no one asked the neighbors. Now that we have a say you have heard loud and clear that we do not want commercial operations in our residential zones. Past tolerance of their existence should not be mistaken for support.

Many growers claim we are acting out of fear, but we are acting on FACT. We hosted a gathering for concerned owners on August 28 and 76 people showed up. Our goal was dispersing information about this code amendment.

We went through the FACTS in the consultant's hand-out from the July 26th Caspar meeting. These FACTS were enough for most people at our meeting to know they were against this proposal.

Other Facts:

Realtors have said that property values will decline because this will be a mixed use zone, not purely residential —a FACT that must be disclosed to new buyers.

Public safety and welfare are concerns due to the FACT that Simpson Lane is the only egress for this densely populated area.

Continuing drought is a FACT and water is an ongoing concern as all of us are on wells. Past usage cannot predict what will be sustainable in the future.

The two growers who gave passionate speeches at the last Board of Supervisors meeting do not in FACT live in this zone, it is their commercial business location.

A dispensary owner is subsidizing at least 4 commercial grows in this area. FACT is, his name does not appear as owner of any property in this zone. FACT is, these sites are part of his commercial business.

These last 2 examples are not "Mom and Pop cottage industries". They are in FACT purely commercial ventures.

When commercial cannabis growers set up here, they were not following any regulations. FACT is they chose to grow in residential zones, out of compliance with zoning codes.

Many years ago, a commercial shingle business was seeking a permit in our residential neighborhood. Many neighbors wrote letters (us included) and spoke at a public hearing. The consensus was that a commercial business did not belong in a residential neighborhood. The application was denied.

We hope that this will be the same conclusion about the proposed overlay zones in the Mitchell Creek area.

We want our RR-2 residential neighborhoods to remain RESIDENTIAL.

Please take the Mitchell Creek zones out of this proposal.

Thank you,

Paul and Judy Tichinin

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