

July 27, 2020

Mendocino County Board of Supervisors

Re: R_2019-0014. Public Hearing
FRACCHIA RD & BISBY AVE NEIGHBORHOODS

To: Mendocino County Board of Supervisors From: Dave & Joanie Dunn

On November 7, 2019, the FRACCHIA RD & BISBY AVE neighborhoods officially filed an application to create a CP district after learning in late August 2019 that realtors were listing a vineyard as prime cannabis acreage. This vineyard lies in the center of 2 established neighborhoods housing families - all of whom would directly be affected by a commercial operation.

Please let me update you 9 months later - as this application comes before you on August 4, 2020 for final approval. The Planning/Building Department gave its recommendation for approval on April 16, 2020. It has been difficult for our community to wait for a decision that so drastically affects our lives; however we are very aware that the COVID crisis takes precedence and are thankful for the guidance the BOS and the county officials have given in this regard. I would like to add that I have the utmost respect and gratitude for Jesse Davis, Chevon Holmes and the staff at the planning commission - all of whom answered my seemingly naive and endless round of questions patiently and kindly. I also thank the members of the BOS who have answered my emails and provided support.

Our concerns which prompted our application for a CP District remain valid and even more urgent now that more children/families are schooling and sheltering at home. Our homes and neighborhoods have become safe havens from the COVID crisis. Introducing a commercial

cannabis operation in the midst of our neighborhoods would be so detrimental on so many levels which are heightened especially during these uncertain times. The major issues as listed in our letter to the Planning Department on October 21, 2019 are copied below:

- Safety of our children is our #1 concern. There are 2 bus stops that will be impacted by more frequent traffic, attractive nuisance of cannabis related commercial activities and concern for our children's welfare.
- Hazards of processing / selling cannabis and related products on site impacting our daily lives through noise, air pollution, fire concerns.
- Environmental impacts including overburdening of water resources, water table, air and water pollution and garbage/waste issues
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- Safety concerns arising from an increased flow of people into residential neighborhoods including not not limited to home invasions, violence, potentially dangerous guard dogs and increased crime. Attached news article supports recent cannabis related crime nearby.
- Conversion of our neighborhood into a 24 hour commercial zone.
- Devaluation of our property should a cannabis farm be allowed in a residential zone.
- Health concerns which may arise due to allergies, the smell of cannabis during harvest and processing as well as the dust and pollutants that are inevitable during the construction and ongoing process of cannabis farming/processing.
- Loss of natural beauty and wildlife that has attracted us to a rural living environment. Not only should we feel safe in our environment - attention needs to be directed also toward protecting the homes of the animals who co-habit our neighborhoods, including opossums, fox, geese, deer, raccoons, bobcats, turkey and countless other animals, birds and reptiles that call our neighborhood their home.
- Property owner with vineyard is concerned that his contracts with wineries could be cancelled after hearing of a recent lawsuit allowed to go forward in Oregon that sites the loss of sales of a vineyard's crop because the contractor was concerned the grapes could be tainted from the stench of cannabis growing nearby.

As the official "applicant", I have learned so much during this process. For example, I collected names for the original petition but didn't realize that some properties have more than one owner. The planning commission clarified that

during their process. What I know now is that the official number of owners who signed the petition gave us 76% ; but had I contacted the co-owners and had them sign as well - I truly believe our percentage would have been more like 90-95%.

In summary, Fracchia Rd/Bisby Ave residents stand united in their request for the Board of Supervisors to approve our request for establishment of a CP CANNABIS PROHIBITION COMBINING DISTRICT to prohibit cannabis operations in our neighborhood.

The FRACCHIA RD/ BISBY AVE neighborhoods respectfully request that you grant us the CP Prohibition District status that we, as property owners and constituents of your county deserve under the ordinance that was created for the express purpose of preserving the integrity of neighborhoods from nuisance, commercialism and the inherent dangers that commercialism would bring to our lives and neighborhoods.

Thank you for being responsive and listening to our concerns. We hope to hear on August 4, 2020 a decision from you that supports the integrity of our neighborhood.

Please let me know if you would like me to be available during the virtual meeting to answer questions.

Sincerely,

Dave & Joanie Dunn