

November 2, 2020

TO CHAIRMAN HASCHAK, MEMBERS GERDE, McCOWEN, BROWN, WILLIAMS,
AND TO VARIOUS SUPPORTING STAFF MEMBERS

IN RE: Proposed Rezoning of Multiple Parcels to Create a Combining District/Overlay to support Cannabis Related Activities in Redwood Valley.

I, DANA FRONEBERGER, am writing to express my opposition to the proposed Rezoning for the following reasons:

1. The area is zoned RR – Rural Residential. This has always been a Residential area, why would Mendocino County even consider a Re-Zoning Application to commercial activities when the area has been and continues to be largely residential? It makes NO sense.
2. Neighboring Properties have NOT been notified of this request for re-zoning. My best friend who closed escrow on the property in May 2020 and is one of the properties affected by this potential re-zone has NEVER been contacted, contrary to staff reports. This is very concerning. It begs to wonder, how many other property owners are out there that also have not been notified their property may be affected by said re-zoning and have the chance to have their voices and concerns heard. As the old adage states, 'where there is one, there is many'. This needs to be investigated.
3. Per the Ukiah Daily Journal article on Sunday Nov 1, 2020 which stated the 'proposed project is the rezone of multiple parcels to create a combining district or overlay to support cannabis related activities and allow continued operation of eligible existing sites within the Redwood Valley Community planning area'. I question why there is a need by Mendocino County to 'support cannabis-related activities'. Although these activities may be present in Redwood Valley, and possibly even considered common, that doesn't mean Mendocino County needs to 'provide a compliant pathway' for these commercial activities. The request to rezone from RR to add a commercial component should be a non-starter.
4. I am not opposed to cannabis cultivation on the whole, however, I don't think commercial grows should be allowed in residential areas. Our county has seen an uptick in burglaries, attempted murders, kidnapping, etc in recent months and it's no secret that these grows bring crime, traffic, noise pollution, light pollution, road deterioration, water/environmental issues and more to the area. It doesn't belong residentially. And especially in a neighborhood – which this is. A rural residential NEIGHBORHOOD where there are children and families.
5. Per the UDJ article, the staff report describes the October 8, 2017 fire as burning 'for 123 days and destroying 36,523 acres across Mendocino County'. Including these *sensational* statistics in this staff report is ridiculous. 'Burning for 123 Days'? How many days did this fire burn IN Redwood Valley? Shouldn't that be what is discussed in the report? Why do I feel that the staff report is tainted and unfairly/unevenly explained? Use of these sensational statistics in this project request is inflammatory and sensationalism at best.
6. Continuing on with the staff report according to the UDJ article 'If approved, this rezone request will create a compliant pathway allowing residents to **generate revenue to replace structures that have been lost due to years of catastrophic wildfire in the area.**' I do not understand this. This report makes it sound like these property owners need to be given special treatment to generate revenue because the area was affected by wildfires, where SOME structures were burned, and their ILLEGAL activities were affected? I know I don't have to tell you that the stated fires occurred prior to legalization of cannabis in California. This tie-in seems like a veiled attempt at some sort of convoluted reparation, but it's clear it is just an attempt to capitalize on the growth of cannabis cultivation/legalization in our county.
7. Lack of Water. There has always been a problem with water, or lack thereof. Where would they get this water for these activities? Redwood Valley Water? Not likely. There is nnot

enough water to support the growth of these activities. Digging wells? How does this affect the water table and other neighboring property's water? The effects could be huge and are unknown, but need to be investigated.

8. I grew up in Redwood Valley. It's a small tight-knit community that fights for their small town feel. I don't think that the community was made aware of this project. Do you remember the proposed Dollar General which was thwarted not too long ago by local citizens? They care about their planning and I fear they have not been made aware of the changes you are reviewing today. If you approve this project, you will be sending this bucolic community down a path that will change the Valley landscape and quality of life forever.

9. I find it a shame that the report states that "79% of the parcels within the district engaged in *some sort of* outdoor cannabis cultivation activities' and that '*commercial* cannabis cultivation is a socioeconomic driver, ...critical source of income and stability for the community." Let's be sure not to mix up the residential parcels with commercial cannabis. More than likely these (79%) parcels consist of mom and pop personal backyard growers which is the make-up of this neighborhood. The thought that commercial cannabis cultivation is THE driver, critical source of income and stability for this amazing community would be selling it short. Redwood Valley is so much more than that. This comparison is apples and oranges and meant to sway opinions. It's sneaky.

10. If these property owners want to go commercial, they should buy commercial property. Period.

11. This is a very slippery slope and would be setting precedence that will be hard to control going forward. Should this be approved today, it will be the beginning of many agenda items with rezone requests in the future. If you allow this, it will be very clear that you as a board do not show concern for maintaining residential neighborhoods and the quality of life we homegrown citizens desire.

I fear Mendocino County continues to 'chase the money' in all avenues. This concerns me as a lifelong resident. Although I have always stayed up with local goings-on, I have never felt compelled to write to the Board of Supervisors in the past. This will be my second letter in just two weeks time – first about the Project Homekey and now this. It's clear that the County is not going by the Marlbut Report in stating that we should support our local homeless, but instead went after the grants that would surely bring the state's homeless to our community. If the Board approves this project, one would only assume that it is based on the associated fees, taxes, permits and other monies collected by the County should these be rezoned. Otherwise it would make no sense to start down a road that you must know, has no end.

Please make the right decision and vote to maintain residential neighborhoods and the community of Redwood Valley.

Thank you for your time and consideration on this matter. Please deny the request to rezone the parcels located near Mohawk/West Roads in Redwood Valley.

Respectfully submitted,

Dana Froneberger