

James Feenan - OA_2021-0002**Mendocino County****MAR 11 2021**

From: Estelle Clifton <eclifton@ncrm.com>
To: PBS PBS <pbs@mendocinocounty.org>
Date: 3/11/2021 11:31 AM
Subject: OA_2021-0002

Planning & Building Services

Dear Commissioners,

Mendocino County property owners are not aware or being informed that grading, rocking agriculture land, and removing native vegetation without an assessment of these impacts is not permissible in the county. There is a bulldoze first, permit later approach and the County is silent.

Will the planning commission receive new cannabis applications where significant alterations and conversions have occurred and accept them?

Currently, heavy equipment is rapidly destroying countless habitats including prime agriculture land and the County is not advising folks otherwise. Landowners do not even realize these development action could be an impediment to their future licensing and approval, or will they?

What steps are in place to inform the public that they should not grade, rock or remove vegetation before taking the appropriate review steps. If those steps do not exist, why are we expanding licensing? Starting next week, I suggest applicants should not be able to get a license if they have graded and rocked rangeland or an agriculture field, rather they should have to remediate their grading and vegetation removal if they did not get properly reviewed. Otherwise, the submission of an application is giving cover for a variety of significant environmental impacts to continue.

I strongly oppose expanding cannabis permitting until our County understands impacts and adjusts ordinances as needed to reflect a logical process to ensuring cannabis farms are not having an impact. Study first, receive a permit, and then proceed with a conversions.

What does the public want? I believe grading and rocking associated with the construction of greenhouses and the aesthetic impacts of these structures should be limited to select areas with conditional approvals that address the conversion aspect as well as plastic waste and light impact.

It would seem more work is need drafting ordinances that guide the land use objectives of our community, such as requiring more cannabis to be grown outdoors to minimize impacts. When will we let landowners know that developments, with environmental impacts, that occur before review and approval, will result in a denied permit and ideally remediation requirements.

Thank you for your time.

Estelle Clifton
RPF #2858

James Feenan - Fwd: Fwd:

Mendocino County

From: PBS PBS
To: Cannabis Program
Date: 3/12/2021 11:28 AM
Subject: Fwd: Fwd:

MAR 15 2021

Planning & Building Services

04-2020-0002

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

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Coast Office:

120 W. Fir St, Fort Bragg CA 95437

Phone: (707) 964-5379

Web: www.co.mendocino.ca.us/planning/

>>> charlotte beaumont <cmbeaumont53@gmail.com> 3/12/2021 5:58 AM >>>

----- Forwarded message -----

From: **charlotte beaumont** <cmbeaumont53@gmail.com>

Date: Thu, Mar 11, 2021 at 8:52 AM

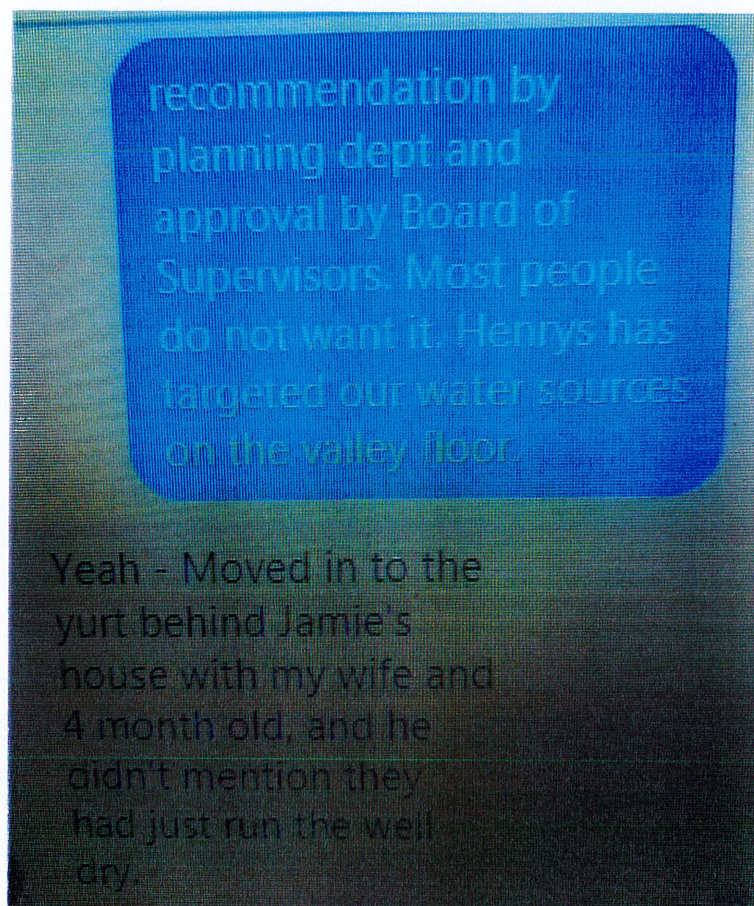
Subject:

To: <bps@mendocinocounty.org>

I am writing to address the upcoming decision about cannabis expansion, I live in the north county where we are already experiencing negative impacts from the large corporate grows that have taken over not only the industry but our valley also.

The increase in traffic to the large grows have resulted in road and bridge damage from water trucks. So much roadside garbage from out of the area workers that have no sense of pride for our rural area. The garbage is alcohol bottles, cans and to go food containers. I personally pick up bags of garbage weekly.

As we go into another drought year we are concerned for our water sources. In my town Laytonville at least two neighborhoods have had water in long time wells diminished by Henrys Original corporate grows, and their water grab, with no concern for neighborhood impacts. On Mulligan Rd subdivision they have had multiple wells run low on water. I recently learned from a former Henrys Original employee that they also ran their well dry next door to me at another of their grows. This is from a conversation I was having with the former employee discussing the Mather Ln well they had at the Henrys large grow.



In the cannabis ordinance the supervisors never put in language to protect neighbors . Nothing addresses the small one lane private dirt roads. We residents have struggled for years to maintain our private one lane dirt roads. The large corporate grows have done nothing to maintain or repair shared roads. At my location they ruined our small private wooden bridge. With numerous way too heavy water trucks. Our only access for our neighborhood ,in and out, is so bad we cannot get fire trucks or larger PG&E truck , that we needed during the week long power outage, over the bridge. Code enforcement, BOS, Sheriff dept, B&P, CHP have ALL refused to take action addressing the problem. Why are the rural private residents left with no protections from the damage from large (absentee owners) corporate greed weed operators.





Our community as a whole does not want our water depleted, our roads torn up, garbage strewn along our roads. Lots of transient residents where there is no housing. Next door to me there is a trailer encampment with no septic and sketchy electric and an assortment of unknown people, Henry's employees.

This is not the time to recommend expansion. Until protections for our shared water supply, roads, bridges are addressed, it is bad for this county.

Thank you for your consideration for those other than corporate interests.

James Feenan - Fwd: weed ordinance

Mendocino County

MAR 15 2021

From: PBS PBS
To: Cannabis Program
Date: 3/12/2021 11:27 AM
Subject: Fwd: weed ordinance

Planning & Building Services

OA-2021-0002

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>>> Lisa Sacks <lisarabbit53@gmail.com> 3/12/2021 7:54 AM >>>

I am not in agreement with the new ordinance.

It will help destroy the natural beauty of our county and suck down the water.

WATER IS LIFE. We all see the importance of water and how it is being sold away by larger and larger entities who do not have respect for human life.

In Laytonville the "big grower" has bamboozled the town and bought/leased land in some beautiful neighborhoods with the lame promise of "HIGH TIDES RAISE ALL SHIPS"

I am not buying what these out of towners are selling. This is why:

They have talked about natural and green practices and then done the opposite.

They have come into neighborhoods and used up the resources and not done ANY maintenance
On roads and bridges.

They have made roads and tilled spaces without permission.

They have lied to entire sections of our population.

They do not pay their property taxes

When my friend has done extensive searches about their business, The outcome is the game of shell corporations and legal manipulations.

In my point of view, this expansion idea is AGAIN people in government selling away natural resources for the promise of MONEY.

History tells us about this dynamic with every piece of Indian land in our country.
IS IT IMPOSSIBLE FOR HUMANS TO LEARN?

Looking at the inability of our county executives and agencies to enforce any of the programs tried about weed so far, I have no faith in this new plan.

I am personally OPPOSED TO THE NEW CANNABIS CULTIVATION ORDINANCE.

I hope you all will vote for the sanctity of LIFE rather than the possibility of MONEY.

With a small amount of hope, Lisa Sacks 44375 Lakeview Ave. Laytonville 95454

James Feenan - Fwd: Commercial Cannabis Activity Land Use Ordinance

From: PBS PBS
To: Cannabis Program
Date: 3/12/2021 11:27 AM
Subject: Fwd: Commercial Cannabis Activity Land Use Ordinance

OA 2021-0002

Mendocino County

MAR 15 2021

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>>> Mary Buckley <marybuckley@pacific.net> 3/12/2021 8:21 AM >>>

Hello, Planning Commissioners (and County Supervisors),

I'm asking you to reconsider fast-tracking the proposed Commercial Cannabis Activity Land Use Ordinance without environmental review. This ordinance poses potential economic, environmental and procedural problems that will come back to bite you hard if you don't listen to the concerns of the sheriff, the Farm Bureau, small growers, environmental professionals, and your constituency.

Please do not rush into a decision for any reason, until the bigger picture about the best way forward becomes clearer.

Thank you,
Mary Buckley

OA-2021-0002

James Feenan - Fwd: Cannabis

Mendocino County

From: PBS PBS
To: Cannabis Program
Date: 3/12/2021 11:27 AM
Subject: Fwd: Cannabis

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>>> Eloise <eloise@twiningpastures.com> 3/12/2021 8:34 AM >>>

I am STRONGLY OPPOSED to the Commercial Cannabis Activity and Land Use Ordinance. I believe it removes protections, discriminates against small growers and would negatively effect rangeland which is already highly impacted by cannabis growing. I also want to know where the funding is going to come from for vigorous oversight of any permits issued. Current permit oversight in the county is almost non-existent.

Eloise Twining

James Feenan - Fwd: Item 6B

From: PBS PBS
 To: Cannabis Program
 Date: 3/12/2021 11:27 AM
 Subject: Fwd: Item 6B

04-2021-0002

Mendocino County

MAR 15 2021

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>>> Mary Pat Palmer <mpatpalm@herbalenergetics.com> 3/12/2021 8:44 AM >>>

The small grow cannabis farmers have worked long and hard to create legislation that honors the environment, the laws and the economy of MENDOCINO County.

To relegate decision making solely to the Planning department staff is, at best, flouting the democratic process. If they are responsible for all of the decisions of where, how much, and under what conditions to allow cannabis growing it will eliminate the following protections that exist in the current ordinance.

- * The prohibition on new operations in the County's Rangeland Zone.
- * The cap on the size of the grow sites of 10,000 sq. ft. per permit
- * The 2-permits-per-parcel limitation
- * The protections against tree removal
- * The generator phase-out timeline
- * The protections against light pollution.

Instead of strengthening our ordinance, *this new proposal will eliminate all of these protections* and it will allow for a massive expansion of the size and number of cannabis grows in the county, including large commercial grows through a Use Permit process. Use Permits are issued for a minimum of 10 years with indefinite renewals and accompany the property regardless of the owner. Historically Use Permits in this county are rarely, if ever, monitored by county staff.

Of particular concern is the provision that would open all of our Rangelands to development, and allow up to 10% of a parcel 10 acres or more in the Ag, Upland

Residential, and Rangeland zones to be converted to cannabis. For example, a 160-acre parcel could have sixteen acres of cannabis. That would be destructive to the small family grower, and it will not be environmentally sustainable.

The **Farm Bureau does not support** this new proposal, the **small cannabis grower does not support it**, **our Sheriff does not support it**, and the **environmental community does not support it**. And this new proposal is NOT the Vision supported by the majority of citizens of this county, as evidenced by the fact that Measure AF, which proposed cannabis in almost every zoning district, went down to defeat in 2016.

This proposal wholly ignores the recommendations of the Mendocino Climate Action Committee regarding appropriate land use development to meet the need for greenhouse gas reduction and carbon sequestration goals.

It also ignores the goals of our new federal administration which is calling for 30% of our lands to be set aside to try to stem the collapse of our wildlife population from climate change. If we were to continue preserving our Rangelands we would be able to meet that 30% goal.

If we hope to have even a semblance of a salmon fishery again we will have to have cool running streams and rivers. Not the hot, shallow, and algae-choked rivers we are seeing now across our county. Our water has already been over-allocated if we hope to meet the challenges of climate change in the years ahead, and unfortunately, cannabis likes a lot of water and a lot of fertilizer.

Also, there is no proposed funding for a remedy to the abject failure of the citizen-driven complaint system of enforcement that we have now. The county does not have the budget, the staff, or the track record to responsibly invite a big expansion of cannabis operations at this time.

A change of this scale should be broadly and openly discussed with the community, not sprung on the public and even some board members over the course of a weekend - making a mockery of our local democracy. And considering the magnitude of the expansion plan, the county, at the very least, should do a full Environmental Impact Review (EIR).

Mary Pat Palmer The Philo School of Herbal Energetics in Boonville
www.herbalenergetics.com.
Going to nature for natural health.
Sent from my iPhone

Mendocino County

James Feenan - Emails received for the Planning Commission

MAR 15 2021

From: Cannabis Program
To: James Feenan
Date: 3/12/2021 1:14 PM
Subject: Emails received for the Planning Commission
Attachments: Fwd: Fwd;; Fwd: weed ordinance; Fwd: Commercial Cannabis Activity Land Use Ordinance; Fwd: Cannabis; Fwd: Item 6B; Fwd: Commercial Cannabis Activity Land Use Ordinance; Fwd: Cannabis ordinance; Fwd: Proposed Commercial Cannabis Activity Land Use Ordinance; Fwd: Agenda Item 6B for meeting 3/18/21; Fwd: New cannabis regulations

Planning & Building Services

OA. 2021-0002

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Phone: [\(707\) 964-5379](tel:(707)964-5379)Web: www.co.mendocino.ca.us/planning/>>> Jonathan Rubenstein <jon@bellvalleyretreat.com> 3/12/2021 9:13 AM >>>

Dear Planning Commission,

I'm writing to express my opposition to the Commercial Cannabis Activity Land Use Ordinance for the following reasons:

- 1) The proposed ordinance eliminates hard-won protections for small growers and the environment which are part of the existing Cannabis Cultivation Ordinance. (See above.)
- 2) The proposed ordinance opens the door for massive expansion of cannabis cultivation in the county and thus creates powerful incentives for large-scale commercial and residential development throughout the county's remote, rural, environmentally sensitive landscape. This will add to the multitude of known and unknown impacts already affecting the county's human and natural environments.
- 3) The county does not have the budget, the staff or the track record to responsibly invite new cannabis operations at this time. The Board's primary responsibility now is to follow through on its obligations to current permittees, and to the taxpayers; to show that the county is capable of completing permit applications, and eliminating and cleaning up the hundreds of non-compliant, illegal operations.

4) The proposed ordinance, though promulgated as a solution to the present debacle, fails to remedy the spectacular failure of a citizen-driven complaint system of enforcement. It neither proposes or funds an alternative enforcement plan while blindly inviting more and larger operations into every remote, hidden, hard-to-access corner of the county.

5) The proposed ordinance wholly ignores the recommendations of the Mendocino County Climate Action Committee regarding the implications of land use development and the need to meet greenhouse gas reduction and carbon sequestration goals. It ignores the committee's recommendation NOT to open the rangeland zones to new commercial development. The proposed ordinance actually creates incentives for dispersed residential and remote rural commercial development which in turn would increase vehicle miles travelled for every aspect of new residential and commercial operations, and increase demands on fire fighters, among other things. In contrast, the existing ordinance prohibits new commercial cannabis development in the more remote undeveloped wildfire-prone areas of the county and instead directs new cannabis businesses to locate in zones already impacted by development, or where water and public services, including fire protection, are more readily available.

6) The proposed new ordinance abandons the hard-won protections of the existing ordinance that would apply to both existing and new growers, specifically: no new cultivation in the rangeland zone; 10,000 sq. ft. caps on cultivation size; a limit of two permits per parcel; tree removal prohibitions; a generator use phase-out timeline; prohibition on any light pollution leaving a property; a detailed and specific watershed analysis for new operations, and others.

7) The new ordinance was never discussed openly and broadly in public forums around the county but, rather, was sprung on the public, and even on some members of the Board of Supervisors, over the course of a weekend! It is a disgrace and a failure of our democratic process.

8) In contrast, the existing ordinance, IF ENFORCED, supports the vision shared by a majority of county residents - small scale, high quality, outdoor-grown cannabis, and NOT just another boom-and-bust exploitive industry that leaves its wreckage across the county.

Thank you for your consideration

Jon

=====
Jon Rubenstein
Founder, Owner
Bell Valley Retreat
Ph: [510-559-1547](tel:510-559-1547)
Em: jon@bellvalleyretreat.com
Website: www.bellvalleyretreat.com

James Feenan - Fwd: Cannabis ordinance

OA 2020-0002
Mendocino County

From: PBS PBS
To: Cannabis Program
Date: 3/12/2021 11:26 AM
Subject: Fwd: Cannabis ordinance

MAR 15 2021
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>>> LINDA NAYES <lnayes@att.net> 3/12/2021 9:21 AM >>>

Please don't increase the size of cannabis growing areas. We didn't move to Mendocino County to see lights in the dark sky or hear generators running all day long. Please manage your current legally licensed parcels and discipline the illegal activities. I don't imagine that you have the current ordinances in control so how can you consider broadening your scope.

OA-2021-0002

James Feenan - Fwd: Proposed Commercial Cannabis Activity Land Use Ordinance

From: PBS PBS
To: Cannabis Program
Date: 3/12/2021 11:25 AM
Subject: Fwd: Proposed Commercial Cannabis Activity Land Use Ordinance

Mendocino County

MAR 15 2021

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>>> marc <marc@allearsaudio.com> 3/12/2021 9:50 AM >>>

To the Mendocino County Planning Commission, and the Mendocino County Board of Supervisors:

Somebody is trying to give away Mendocino County. Whose palm got greased?

I'm referring to the proposed Commercial Cannabis Activity Land Use Ordinance. It is such a blatant travesty that the only way it could possibly be passed is by being rushed through without adequate notice or consideration.

This proposed ordinance tramples on our hard-won protections: for the environment, for small local agriculture, and for our way of life. It threatens our water supply, our policies of regulated growth, and our ability to control our future.

It is opposed by environmentalists, law enforcement, and community leaders. It basically gives huge outside corporations carte blanche to ride roughshod over land use, watersheds, carbon reduction, light pollution, and more.

Such a sweeping change to the County's regulations needs to have a serious Environmental Impact Report, as well as ample time for discussion and feedback from all levels and factions of the County. Yet it's being pushed through with little or no notice or publicity.

Please stop the giveaway. If someone thinks this is good policy, then let's take the time to analyze and debate the impacts. Don't let Corporate Cannabis own Mendocino County!

Sincerely,

Marc Levine
180 Gardens Ave.
Ukiah CA 95482

James Feenan - Fwd: Agenda Item 6B for meeting 3/18/21

OA 2020-0002

From: PBS PBS
To: Cannabis Program
Date: 3/12/2021 11:24 AM
Subject: Fwd: Agenda Item 6B for meeting 3/18/21

Mendocino County

MAR 15 2021

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>>> Tina Walter <tinasbeachhouse@me.com> 3/12/2021 10:25 AM >>>

My husband and I live in the hills of Yorkville. A community built in the beautiful Mendocino County rangeland.

Since legalization of Cannabis in Mendocino County we have struggled with the issues that many others in the County have had to deal with, noise and light pollution, repeated water theft, hillside erosion and over use of our personally maintained roads and much more. We were pleased to see that the protections in the original ordinance would keep Rangeland safe from any new growers.

It is our understanding that the County is proposing a new plan "**Commercial Cannabis Activity Land Use Ordinance**" that will open our beautiful community up to new large scale growers. The growers we have in the Rangeland now are already a huge nuisance. New ones are totally unwelcome.

The proposed new ordinance abandons the hard-won protections of the existing ordinance that would apply to both existing and new growers, specifically: no new cultivation in the rangeland zone; 10,000 sq. ft. caps on cultivation size; a limit of two permits per parcel; tree removal prohibitions; a generator use phase-out timeline; prohibition on any light pollution leaving a property; a detailed and specific watershed analysis for new operations, and others.

I believe the original ordinance passed because of these protections. Lessening these restrictions through the "use Permit" scheme will destroy the small communities that make Mendocino County special. The County needs people that love the land, love their community, support their neighborhoods, NOT big Cannabis business.

Sincerely, Tina Walter

10

James Feenan - Fwd: New cannabis regulations

From: PBS PBS
To: Cannabis Program
Date: 3/12/2021 11:23 AM
Subject: Fwd: New cannabis regulations

OA 2021 0002
Mendocino County

MAR 15 2021

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>>> Barbara/Rob Goodell <bgoodell@mcn.org> 3/12/2021 11:12 AM >>>

I support Ellen Drell and Sheila Jenkins's March 11, 2021 letters to the Planning Commission and Board of Supervisors about the new proposed cannabis regulations. The environment should not have to suffer unduly from this expansion with legalization.

Sincerely,

Barbara Goodell

James Feenan - Commercial Cannabis Activity Land Use Ordinance

OA-2021-0002

From: Adrian Card <adriancard@gmail.com>
To: <pbs@mendocinocounty.org>
Date: 3/12/2021 2:07 PM
Subject: Commercial Cannabis Activity Land Use Ordinance

Mendocino County

MAR 15 2021

Planning & Building Services

Dear Planning Commissioners,

I'm writing to express my opposition to the Commercial Cannabis Activity Land Use Ordinance. I'm concerned about the environmental protections that it will eliminate such as: The prohibition on new operations in the County's Rangeland Zone; The cap on the size of the grow sites of 10,000 sq. ft. per permit; The 2-permits-per-parcel limitation; The protections against tree removal; The generator phase-out timeline and the protections against light pollution.

I'm not an opponent of legalized cannabis, but I do think it's important to keep these protections in place. I also have concerns about the amount of water it takes to sustain these plants in our drought-stricken state.

From what I've read, the Farm Bureau doesn't support this, nor do the small-scale growers, the Sheriff, nor environmental activists.

Thanks for taking the time to read my concerns.

Sincerely,
Adrian Card

Mendocino County

James Feenan - Fwd: RVAMAC Comments for Planning Commission

MAR 15 2021

From: Jessica Stull-Otto <j.stullotto@gmail.com>
To: PBS PBS <pbs@mendocinocounty.org>
Date: 3/12/2021 1:08 PM
Subject: Fwd: RVAMAC Comments for Planning Commission
Cc: John Haschak <haschakj@mendocinocounty.org>
Attachments: RVAMAC Opposition to Cannabis Expansion - PC - 2-12-21.pdf

Planning & Building Services

0A-2021-0002

Hello Planning & Building,

I sent this back on 2-12, prior to the Cannabis Ordinance being on the Planning Commission agenda. I heard from a Planning Commissioner yesterday that she had not received our letter, so I wanted to send it again to make sure that this does reach the Commissioners.

Please note that I will also be sending an addendum to this letter, which we're still working on, but I wanted to make sure our letter from 2-12 makes it to the Commissioners in the meantime.

Thanks,

Jessica

Begin forwarded message:

From: Jessica Stull-Otto <j.stullotto@gmail.com>
Subject: RVAMAC Comments for Planning Commission
Date: February 12, 2021 at 9:36:34 PM PST
To: PBS PBS <pbs@mendocinocounty.org>
Cc: John Haschak <haschakj@mendocinocounty.org>

Hello Planning & Building,

Attached please find a letter from the Round Valley Area Municipal Advisory Council regarding the Cannabis Ordinance. Please make sure this gets to the Planning Commission for their consideration.

Additionally we would like to request that a copy of the draft ordinance and supporting documents be sent to the RVAMAC when it's being sent to the Planning Commission. Our mailing address is PO Box 372, Covelo, CA 95428.

We would also like to please be on the list to receive any ordinances in the future as well that apply to the Round Valley Area, including those that impact the whole county.

Thank you,

13

Jessica Stull-Otto
Presiding Officer
Round Valley Area Municipal Advisory Council

OA-2021-0002
Mendocino County

James Feenan - New cannabis ordinance

MAR 15 2021

From: Divora Stern <onemindbody@gmail.com>

To: <pbs@mendocinocounty.org>

Date: 3/12/2021 1:20 PM

Subject: New cannabis ordinance

Planning & Building Services

I am opposed to the new cannabis ordinance, taking out trees, and extending gardens. It is fire unsafe, bad for our neighbors and foolhardy.

This is what the illegal growers are already doing.

Last year my spring was stolen most of the summer during an illegal grow. By November they somehow co-mingled their horrid chemicals into my spring line. I was having all over body rashes & a metallic taste in my mouth for months. I was basically being poisoned by chemicals from a grow.

Your new ordinances allow the legal industry more leeway instead of less. Please do not allow newer, bigger legal grows, that diminish the trees which will lower water tables. Our county does not have enough water already. Look at Lake Mendocino when you vote on this matter.

Protect the people living rurally in the hills against money grabbing growers who have little respect for watershed or the overall quality of the environment.

Divora Stern LCSW of Red Hill NE of Willits

James Feenan - Fwd: Opposition to the county's proposed Commercial Cannabis Activity Land Use Ordinance

From: PBS PBS
To: Cannabis Program
Date: 3/12/2021 2:57 PM
Subject: Fwd: Opposition to the county's proposed Commercial Cannabis Activity Land Use Ordinance

01A-2021-0002

Mendocino County

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>>> "Peter Brodigan" <brodigan@sonic.net> 3/12/2021 1:51 PM >>>

To the Planning Commissioners:

I wholly oppose the proposed Commercial Cannabis Activity Land Use Ordinance. As a Mendocino County resident (Yorkville) I know first hand the negative impact of cannabis growing on neighborhoods and roads. I am surrounded by grows, both permitted and non-, which were not here when I purchased the property. The current law has allowed commercial operations into rural residential areas and the result has been a decline in road conditions, ongoing noise and light, fire risk, and a significant change to an established sense of community (aside from being noisy, the growers separate themselves, are often drugged out when interacting, litter and leave feces by in the road, smoke in the dry grass in the middle of the summer, and have a tendency to be belligerent – the worst offenders being from the permitted grow). I absolutely do not support any expansion of cannabis growing, certainly until the current laws are effectively managed and neighbors have effective input into which commercial operations are introduced into their area, and an effective means to raise concerns.

Regarding the proposed Ordinance, I am concerned about the loss of current protections, including:

- The prohibition on new operations in the County's Rangeland Zone
- The cap on the size of the grow sites of 10,000 sq. ft. per permit
- The 2-permits-per-parcel limitation
- The protections against tree removal

- The generator phase-out timeline
- The protections against light pollution

I fail to understand the value of this law to County residents. As a resident, I have only experienced negative first-hand impact from cannabis.

I urge you not to pass this ordinance.

Thank you,

Peter Brodigan

James Feenan - Fwd: Commercial Cannabis Activity Land Use Development Ordinance

From: PBS PBS
To: James Feenan
Date: 3/15/2021 9:02 AM
Subject: Fwd: Commercial Cannabis Activity Land Use Development Ordinance

Mendocino County

MAR 15 2021

Planning & Building Services

Planning & Building Services Staff

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>>> Covelo CSD <covelocsd@hotmail.com> 3/15/2021 8:49 AM >>>

Covelo CSD has shared a OneDrive file with you. To view it, click the link below.

☐ [CCSD Cannabis Expansion Opposition Letter_Signed.pdf](#)

Hello County Planning Commission,

The Covelo Community Services District wishes to submit the attached letter for your consideration. Please know that this letter is supported by every single person with whom the Sewer District has been in contact. In addition, it has yet to find a single person in favor of the proposed Ordinance.

Please receive this letter with the seriousness with which I was written.

Thank you,
Dane

Dane Downing, General Manager
Covelo Community Services District
P.O. Box 65
Covelo, CA 95428
Tel/Fax [\(707\) 983-6888](tel:(707)983-6888)

16

Covelo Community Services District

23950 Grange Street, Covelo, California 95428 (707) 983-6888 / <https://ccsd.roundvalley.org/>

BOARD OF DIRECTORS

Paul Filler, Joe Gauder, Sherrie Lee

March 15, 2021

Mendocino County Planning Commission
860 N. Bush St.
Ukiah, CA 95482

Re: Opposition to expansion of cannabis cultivation to 10% of parcel size within the Round Valley Area.

Dear Commissioners,

On behalf of the Covelo Community Services District (CCSD) the Board of Directors are sending this letter to strongly oppose the proposed expansion of cannabis cultivation to ten percent (10%) of parcel size for Agricultural, Rangeland, and Upland Residential zonings. Our oppositions are multi-fold including concerns for public, water, and land health.

We believe that streamlining the current cannabis permitting process is the priority to encourage greater compliance before any expansions. Further, any cannabis expansion is best developed by those working in the permitting departments, not the Supervisors. The information from the permitting Director, its departments, and the Sheriff are to inform the Supervisors as to the best timing, scale, and details of expanding cannabis cultivation.

Our community is plagued with unprecedented criminal activity on a daily basis. This activity is notably related to the proliferation of cannabis cultivation in its current forms. To allow increased cultivation further jeopardizes the health and safety of the valley's residents. Our Sheriff's department is currently unable to effectively maintain the safety needs of the valley and to add an additional burden on them is simply unconscionable.

CCSD currently has a moratorium on new service connections to any developments due to unprecedented levels of Biological Oxygen/Chemical Demands (BOD) in our influent. Our Board, staff, and the public have been

working to address the causes related to this moratorium. Through water testing and their analyses, we have concluded the most likely source of this BOD is from cannabis processing. Allowing cultivation expansions would further impact our ability to safely treat wastewater and foster the much-needed increase in housing and business development in Covelo.

We invite you to tour our valley to witness firsthand the aforementioned issues related to cannabis cultivation. There is an unending amount of illegally dumped trash and at a scale not ever witness before. The land here is at further risk of increased, severe, environmental damage with the proposed expansion of cannabis cultivation.

Finally, a largely overlooked issue with the proposed expansion is the lack of any environmental review or oversight of any kind. The proposal to expand an already resource taxing industry in areas such as our where current drought conditions appear to be limiting the groundwater recharge is irresponsible. It is impossible to adhere to the due diligence sworn to those in public service in this matter without requiring and completing an Environmental Impact Report before any decision is made to this proposal. Such a report would need to include at a minimum: geomorphological models as well as longitudinal monitoring studies of groundwater capacities and limits. By requiring such studies there's greater assurance that all the residents of Round Valley will continue to have adequate access to the water below their homes, businesses, and land.

Please note that each of these noted, serious concerns are echoed by other local public agencies and members of the public.

Thank you for your consideration,



Joe Gauder, Board Chair, Covelo Community Service District

Feenan - Fwd: Proposed Phase 3 changes to Mendocino Cannabis Ordinance

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:27 AM
Subject: Fwd: Proposed Phase 3 changes to Mendocino Cannabis Ordinance

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Mendocino County

MAR 15 2021

Planning & Building Services

>>> LESLIE CARDONE <bigeyeleslie@msn.com> 3/14/2021 1:37 PM >>>

Dear PBS and BOS. I am appalled that the county is planning to increase yet again the dimensions of Cannabis Cultivation in our county with so little regard for public interest. Our communities are already reeling from the effects of previous social and environmental impacts caused in previous phases. Those changes have brought environmental damages to our ill-prepared communities which have inadequate housing, policing, trash removal, public services and infrastructure of other kinds to deal with the consequences of these changes. Until our current dilemmas are addressed, I would not be in favor of adding multifold more problems to the list. On behalf of Mother Nature and The People, I ask you to refrain from making these changes without the input of current citizenry in the form of a democratic process such as a Vote of the People. It should not be up to a handful of functionaries to decide on the landslide of change your current proposal will unleash. I would ask that a ballot item be crafted with your proposals so that we have a True accounting, yea or nay, of what Mendocino County Citizens want for their communities with regard to vast expansion of cannabis cultivation. Once you let major corps into our lands, it will be hard to get rid of them as they thrash around building enterprises that in many cases I personally foresee will be put up for sale and traded on public exchanges forthwith. These people you are enticing are not local players and have no intention of staying or making anything better around here.

James Feenan - Fwd: Agenda Item 6b (Rangeland Expansion Ordinance)

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:28 AM
Subject: Fwd: Agenda Item 6b (Rangeland Expansion Ordinance)

Mendocino County

MAR 15 2021

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>>> Sandra Mullen <realmullendee@gmail.com> 3/13/2021 8:45 AM >>>

To: Mendocino County Planning Commissioners (pbs@mendocinocounty.org)

To: The Mendocino County Board of Supervisors

cc: Sheriff Kendall, Willits Weekly, Mendocino County Observer, MendoVoice, Ukiah Daily, RVAMAC, gladegoddess@gmail.com

Date: March 14, 2021

Re: Agenda Item 6b (Rangeland Expansion Ordinance)

I can't even imagine the political shenanigans, financial pressures, outlandish promises and misinformation behind the Rangeland Ordinance proposal. The proposal not only presents the 10% grow concept, it also wants to open all the rangeland zoning to cannabis cultivation. This is an enormous zoning change.

It is obvious that the rush to push through this ordinance is tied to a "sunset" clause that currently allows counties to craft a document that exempts these lands from CEQA regulation. The loophole will close this July. This is a set up for environmental disaster, social disaster, and a decade of lawsuits.

Everyone who votes on this proposal should be required to take a fly over of the Mendocino National Forest and Eel River. Then take a ground level walk through the garbage dumps, transient camps, and massive illegal plantations that are the current test zones for these changes. Then talk with the land owners in the valley who are already finding their wells dried up and their growing neighbors climbing the fence to defecate on their property.

We do not have planning staff or more importantly the enforcement staff to deal with our current situation. Mendocino County is on the edge of losing the resources that make it wonderful. Our reputation as a safe and healthy county is already badly tarnished. Who wants to take very short term gains for sure fire destruction?

Please consider the science, consider the recommendations from law enforcement, environmental organizations, climate action committee. Consider our wildfire history. Follow a democratic process that doesn't blind-side your constituents.

Sincerely,
Sandra Mullen
Covelo, California
realmullendee@gmail.com

James Feenan - Fwd: Cannabis regulations

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:28 AM
Subject: Fwd: Cannabis regulations

Mendocino County

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>>> Kirk Lumpkin <kirk@kirklumpkin.com> 3/13/2021 11:35 AM >>>

Dear Planning Board,

Many people in this county worked for years to create a cannabis ordinance that would serve the best interests of our community. I am writing to you today to ask you not to throw out all that work and substitute a process we all agreed on with a use permit situation. We built in to the original ordinance protections for small growers, the environment, and our historic rangelands. Any other process does not guarantee those protections. In other parts of the agricultural sector the claim that bigger is better has often been made, but that has always ultimately proved to be false with the quality of life deteriorating for growers and farm workers along with the health and prosperity of local communities.

Thank you for your time as attention,

Kirk Lumpkin

P.O. Box 67

Willits, CA 95490

[\(707\) 621-3215](tel:(707)621-3215)

James Feenan - Fwd: Commercial Cannabis Activity Land Use Ordinance

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:28 AM
Subject: Fwd: Commercial Cannabis Activity Land Use Ordinance

Mendocino County

MAR 15 2021

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>>> <kathleen@saber.net> 3/14/2021 1:44 PM >>>

Dear Members of the Planning Commission and the Board of Supervisors,

I am writing about agenda item 6B - Commercial Cannabis Activity Land Use Ordinance.

I am a long time resident of Mendocino County and own range land in Redwood Valley (160+ acres) which is my home. There are several problems with the Ordinance being proposed re commercial cannabis.

- 1) The proposed ordinance eliminates protections for small growers and the environment which are part of the existing Cannabis Cultivation ordinance.
- 2) It opens the door for massive expansion of cannabis cultivation in the county; incentive for large-scale commercial and residential development - affects human and natural environment.
- 3) Ignores recommendations of the Mendocino County Climate Action com. – NOT to open rangeland to new commercial develop.
- 4) Water issues; there is NOT the water to support this kind of large scale commercial growth.

The existing ordinance for cannabis has the support of the majority of county residents for small scale , high quality, outdoor grown

cannabis.

I appreciate your support in voting against the Commercial Cannabis Activity Land Use Ordinance.

Thank you,

Kathleen F. Azarnoff

James Feenan - Fwd: rangeland cannabis ordinance

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:28 AM
Subject: Fwd: rangeland cannabis ordinance

Mendocino County

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>>> "Crispin B. Hollinshead" <cbhollinshead@bigriverlines.com> 3/14/2021 1:57 PM >>>

Mendocino County Planning Commissioners,

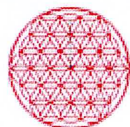
I want to go on record as opposed to the recent move to open rangeland to large scale cannabis cultivation, known as "Commercial Cannabis Activity Land Use Ordinance, Agenda item: 6B". This is opposed by a wide range of citizens, across the political divide, which should be an indication that you have made a mistake!

Water issues, land use issues, and law enforcement issues, are all made more difficult by this move which seems to benefit only a few large commercial growers. Please rethink this.

Sincerely,

Crispin B. Hollinshead
960 Dominican Way
Ukiah, CA 95482

Gratitude, Love, and Global Awakening
May All Beings Awaken From The Illusion Of Separation
May You Awaken With This Breath



James Feenan - Fwd: BOS Item 6B Canibas Expansion

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:29 AM
Subject: Fwd: BOS Item 6B Canibas Expansion

Mendocino County

MAR 15 2021

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>>> Dora Briley <dwbriley180@pacific.net> 3/14/2021 9:17 AM >>>

I agree with the following statement:

The County does not have the budget, the staff, or the track record to responsibly invite a big expansion of cannabis operations at this time.

A change of this scale should be broadly and openly discussed with the community, not sprung on the public and even some board members over the course of a weekend — making a mockery of our local democracy. And considering the magnitude of the expansion plan, the County, at the very least, should do a full Environmental Impact Review (EIR).

Please do not sell us out for the greed of money. Listen to the public you were elected to represent and serve. The cost is much too high and there is way too much to lose.

Please think clearly and act responsibly.

Dora Briley

James Feenan - Fwd: Agenda Item 6b

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:29 AM
Subject: Fwd: Agenda Item 6b

Mendocino County

MAR 15 2021

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>>> Elizabeth Raybee <eraymosaics@gmail.com> 3/13/2021 2:37 PM >>>

I would like to express my extreme concern over Agenda Item 6b.

It is my STRONG hope that it will NOT be passed.

I feel that cannabis cultivation, development and sales can help support the economy of our county, as it has for decades. BUT, it needs to be carefully regulated to protect our environment, local wildlife and small farmers - not just turned into an easy grab for large growers.

6b takes all of the protections away. Please put the rules back into the hands of the voters of our county, form an active committee to help review and enforce those protective rules that protect small farmers and our environment.

Thank You,
Elizabeth Raybee
Ukiah, CA

James Feenan - Fwd: Agenda item 6B

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:29 AM
Subject: Fwd: Agenda item 6B

Mendocino County

MAR 15 2021

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>>> sally <sjufleur@gmail.com> 3/14/2021 3:53 PM >>>

Dear Mendocino County Planning Commission and Board of Supervisors,

It has been brought to my attention of an upcoming meeting on Friday, March 19 to address the proposed Commercial Cannabis Activity Land Use Ordinance. I believe we already have a Cannabis Cultivation Ordinance with a use permit process.

I have been a resident of Mendocino County for 35 years and love to explore and admire our beautiful oak woodlands and agricultural lands. Before retirement, my husband and I were in the vineyard business but are still Mendocino Farm Bureau members. I understand the farm bureau is against this new proposal. We have always taken special care in protecting our native trees and river frontage for all of the diverse wildlife. It is very disturbing to travel around our county and see all of the hoop houses, hear the generators and see the increasing light pollution. We shouldn't be looking at more large scale development of our range lands and oak woodlands, but following environmental protections with our existing ordinance.

Please reject the proposed ordinance and enforce the existing Cannabis Cultivation Ordinance.

Thank you,

Sally Underwood

24

Oak Point Ranch, Potter Valley

James Feenan - Fwd: To the Planning Commission regarding new cannabis rules

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:29 AM
Subject: Fwd: To the Planning Commission regarding new cannabis rules

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>>> Stephanie Hoppe <shoppe@pacific.net> 3/14/2021 4:47 PM >>>

Dear Commissioners,

I strongly oppose expanding cannabis into Rangelands, which would seem by definition to be soils and slopes not suitable for intensive crops, as well as likely being short of water. In these days of frequent drought we can no longer afford indiscriminate taking of either surface or ground water. Trucking water is hardly a reasonable solution, as that water also comes from somewhere that probably has more important uses for it.

At the very least, this and other proposed deregulation of cannabis warrant a full scale EIR to fully consider the environmental implications.

Thank you for your consideration,

Stephanie T. Hoppe

612 West Standley Street

Ukiah, California 95482

shoppe@pacific.net

Sent from [Mail](#) for Windows 10