

James Feenan - Fwd: Agenda Item 6B

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:30 AM
Subject: Fwd: Agenda Item 6B

Mendocino County

MAR 15 2021

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:(707)234-6650)

Coast Office:

120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:(707)964-5379)

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

>>> Robert Taylor <boontay@gmail.com> 3/13/2021 3:52 PM >>>
 March 13, 2021

Dear Planning Commissioners,

I speak to you as a 4th generation resident of Mendocino County, as a retired teacher in our community and as a citizen who, like you, is concerned for the long term welfare of our beautiful county. I add my voice to appeals urging you to make a negative recommendation to the Board of Supervisors regarding the proposed "Commercial Cannabis Activity Land Use Ordinance" (Agenda Item: 6B). I am particularly concerned about provisions in it which will further encourage the irresponsible "quick buck" mentality of growers who abuse many of our hinterland areas (as opposed to vintage growers who generally have a history of good custodianship of the land to which they have developed an emotional attachment). Loosening protections will inevitably increase abuse of our beautiful rangeland areas with more roads, erosion, land clearing, fertilizer overuse, unpermitted structures, vehicle and generator emissions, poaching of wildlife and further depletion of our already scant water resources.

Here is the critical question: Is the county currently equipped to protect our rangelands and our citizens against the inevitable additional flood of abuses that will come with relaxed or altered regulations? The answer is clearly NO. Our law enforcement agencies are woefully understaffed and unprepared to face this very predictable new onslaught. The political will is also lacking, apparently, as evidenced by the actions of particular members of the Board of Supervisors who seem consistently to act in favor of the cannabis growers who constantly lobby them. The largely muted voice of the majority of the citizens of Mendocino County is seldom represented at BOS meetings which are always overrepresented by cannabis lobbyists and partisans. That underrepresented public voice is again being largely unheard in this instance. Many citizens are too busy with their livelihoods and families to be regular BOS meeting attendees, and are asleep regarding this critical issue affecting their long term welfare and that of our county. As representatives of ALL citizens of the county, it is incumbent upon both the supervisors and the commissioners to awaken these citizens, and to solicit their opinions about impacts of which they are scarcely aware so that a truly democratic and responsible course may be charted moving forward.

Many citizens of the county have witnessed the long term negative impacts of unlawful cannabis operations in their particular neighborhoods or in natural areas they were once able to enjoy without fear or obstruction. As a child living

along Robinson Creek I can remember the spectacle of dramatic runs of steelhead and salmon each winter. My grandchildren, however, have not had, and probably never will have the same opportunity to enjoy such a natural marvel in Mendocino County. The wild steelhead are gone from many of our streams. Upstream abuses, which include overuse of toxins and fertilizers, soil erosion and depletion of watershed resources, have contributed to dooming them. Every year we experience earlier and larger blooms of algae, increased water temperatures and decreased stream flow. But does it have to be that way? I think it clearly does not. However, to counter such an outcome a well planned regulatory and compliance framework is essential. We MUST give our law enforcement men and women the tools and resources for enforcement of the law. They are citizens of our county who, like most of us, regularly enjoy and deeply appreciate the very unique and beautiful physical and spiritual geography that bless Mendocino County. When given the resources, they are properly enabled to serve and protect it. Both Sheriff Allman and Sheriff Kendall have been well aware of the great boon to enforcement efforts that a purchase of satellite surveillance time would bring to the county. Sheriff Kendall has pointed out the resounding success that Humboldt County has had with such a program. Growers there have been persuaded to comply when compliance is consistently enforced. Satellite surveillance greatly facilitates the identification of out-of-compliance sites. The operators of such sites then either bring them into compliance or face stiff fines, or, when necessary, direct law enforcement actions are applied to put them out of business. As I have understood it, this program has both worked well and brought considerable revenue into Humboldt County coffers, much more than offsetting the cost of buying satellite surveillance time.

I hope the Planning Commission and the Board of Supervisors will not rush to judgment in this matter. Please spend the time necessary to educate the public generally about the issues at stake and to solicit their opinions more widely and democratically. For the sake of protecting our county and its citizens, please send a negative recommendation to the Board of Supervisors regarding the implementation of this flawed proposal.

Sincerely,

Robert Taylor
1401 Boonville Road
Ukiah

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>>> Jeffrey Little <jtlittle45@gmail.com> 3/14/2021 9:28 AM >>>

I strongly object to this expansion proposal. A change of this scale completely ignores the rejection of Measure AF in 2016. I will remain engaged in defeating this land use ordinance.

Jeffrey Little

428 N Pine St Ukiah

James Feenan - Fwd: Proposed Cannabis Ordinance Marcy 2021 - Opposition

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:31 AM
Subject: Fwd: Proposed Cannabis Ordinance Marcy 2021 - Opposition
Attachments: Cannabis Ordinance Paul Zellman Stmt 1.1.pdf; Cannabis Ordinance Paul Zellman Stmt 1.1.pdf

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MAR 15 2021

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>>> paul zellman <paulzellman@gmail.com> 3/12/2021 4:47 PM >>>

Greetings,

Attached is my opposition letter addressing the MC proposed Commercial Cannabis Activity Land Use Ordinance

Siempre mejor

Paul Zellman

[707.621.2668](tel:707.621.2668)

March 12, 2021

Mendocino County Planning Commission

pbs@mendocinocounty.org

Mendocino County Board of Supervisors

bos@mendocinocounty.org

Honorable Mendocino County Planning Commission and Mendocino County Board of Supervisors,

I write to make known my:

- **OPPOSITION** to the *proposed* **Commercial Cannabis Activity (Farming) Land Use Ordinance**;

that is to be presented to the Planning Commission on **Friday, March 119, 2021 ~ Agenda Item 6b.**

My points of opposition to the proposed Cannabis Ordinance are:

1. **CEQA should be embraced** as a clear process worthy of public attention, trust and funds. I encourage the County of Mendocino to follow CEQA guidelines;
2. **An objective by the County of Mendocino to meet a July 1,2021 deadline ignores due process and due diligence** ~ a shortened timeline to enact RUSHES this proposed ordinance to the courts for correction and guidance. **The Commercial Cannabis Activity (Farming) Land Use Ordinance demands the consensus of the greater Mendocino community;**
3. **Cannabis production is an agricultural enterprise and does NOT belong in Mendocino County rangelands NOR on slopes greater than 30%;**
4. **Forestlands and oak woodlands should not be degraded** by cutting and removal to a temporal crop of cannabis;
5. **Agricultural regulations MUST be applied to cannabis cultivation** e.g. site IDs, pesticide use reporting, air quality control standards (diesel motor air quality regulations), agricultural water quality under both California Irrigated Lands and Ukiah Valley Groundwater basin standards;
6. **Cannabis grows acreage limitations are capricious and without merit;;** and,
7. **Mendocino County's historical and heritage growers do not merit special consideration and protection** from competition by newer cannabis growers i.e. "protection" sought for historical or heritage growers is contrary to any standard of fairness to all and must be viewed as outside the purview of Mendocino County enforcement. The free market will guide the best use of Mendocino County's farmlands. Please note that there are no hops currently grown in Hopland.

Thank you for your time and attention.

Regards

Paul Zellman

417 Oak Park Ave

Ukiah, California

James Feenan - Fwd: Cannabis -6B

From: PBS PBS
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>>> Sheila Jenkins <glazegoddess@gmail.com> 3/15/2021 8:19 AM >>>

County of Mendocino Planning Commission March 14, 2021

501 Low Gap Road

Ukiah, Ca 95482

Re: Reject the New Cannabis Ordinance Proposal

Dear Planning Commission:

The Farm Bureau does not support this new proposal, the small cannabis growers don't support it, our Sheriff does not support it, and the environmental community does not support it either.

This is NOT the Vision supported by myself or the majority of citizens of this county. Why do we reject this proposal?

Because a big expansion of a troubled industry without the benefit of an EIR, a cost/benefit analysis, and public input is a bad idea.

With good planning, we can protect the beauty of our lands, our wildlife and water resources, and tourist industry. Unfortunately, what we've seen occurring looks more like Appalachia than the Napa Valley. Much of the degradation to our environment, our sense of community, and our safety has occurred because of the Cannabis industry. This proposal does not offer meaningful solutions for correcting these damaging impacts. This industry unfortunately requires a LOT of costly code enforcement and policing.

10% of a parcel of 10 acres or more in Cannabis, would mean a lot of large grows, which is simply not sustainable with our diminishing water resources. The fact is our water is already over-allocated.

Big corporate grows are not what this community wants to support.

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Will we, as a people, recognize the rights of nature, or will we continue to choke out, dry up or burn up everything around us?

This Industry unfortunately needs a LOT of water and dumps a LOT of nitrogen into our waterways.

Leaving critical decisions to the Planning Staff with a Use Permit process, and without public input or the over-arching protection of an ordinance, is a bad idea, too.

For example, the head of the Planning Dept., recently translated, without our consent, the 10,000 sq. feet of "canopy" (allowed in our current ordinance) into 10,000 sq. ft of white plastic hoop houses. Big blocks of up to 14 of these eyesores per permit are now infesting our lands.

These eyesores are spreading like cancer to even prime real estate, like Redwood Valley because there is no recognition that our beautiful views are critical to our property values. One big block of these eyesores will damage the land values of all of the surrounding properties.

Is this a good planning decision when you consider that Cannabis grows perfectly well outside? Should it not be considered, too, that we have more than enough plastic polluting our land, our water, our air, our bodies, and piling up in our landfill?

Another bad decision has been to underfund the Code Enforcement Dept., while at the same time handing out Cannabis Permits like candy at Halloween. This practice has led to many gross violations, too numerous to mention here, and a loss of trust in our local government.

Yet another bad decision by the County has been to not do any due diligence before extending permits to growers in residential communities with CC&Rs that prohibit commercial and industrial activities. By extending permits, despite our protections and our protestations, the county has then pit neighbor against neighbor, which is reckless and irresponsible. Intentionally designed residential communities are not compatible with commercial cannabis operations and the County should have the good sense to respect these contracts rather than to repeatedly undermine them.

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

Our rivers and lakes are running hot, shallow, and choked with algae. Our water is already over-allocated. We've recently lost nearly a million acres of forest to fire. Why would we want to set up a lot of gas generators on the steep, dry terrain of our Rangelands? And why commit more expensive resources to clean up the resultant damage made to yet more hillsides?

This Industry unfortunately has a lot of negative impacts associated with it.

Instead of embracing more degradation, we could embrace our new federal administration's "30/30 plan". A plan to set aside 30% of our lands to try to stem the loss of biodiversity and habitat destruction (and save ourselves).

We would have that 30% to set aside if our Rangelands remain protected.

Please don't lose sight of the fact that we need to plan, not just for ourselves, but for our wildlife, and not just for today but for the toughest drought years yet ahead.

We don't need more short-sighted proposals like this one that will require costly interventions and oversight. Manpower we haven't had and likely won't have. An expansion will no doubt create only more damage to our lands, our economy, and our sense of community. I urge you to reject this proposal.

Thank you for your thoughtful consideration on this important matter,
Sheila Jenkins
Walker Lake Property Association

Willits

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From: PBS PBS
To: James Feenan; Julia Acker
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>>> Pat Sobrero <psobrero57@aol.com> 3/14/2021 2:54 PM >>>
To: Mendocino County Planning Commissioners (pbs@mendocinocounty.org)
To: The Mendocino County Board of Supervisors
cc: Sheriff Kendall

Date: March 14, 2021

Re: Agenda Item 6b (Rangeland Expansion Ordinance)

Please allow me to express how strongly opposed I am to the Rangeland Expansion Ordinance. I cannot understand how expanding marijuana growing, now, can be seriously considered by anyone living in Mendocino County. I am a law-abiding citizen who lives in Covelo/Round Valley. The crime involved in growing and trafficking marijuana has turned this once quiet, lovely little town into a lawless, filthy, more dangerous place.

People I know, all of them older and good citizens, are having their wells dry up several months a year due to illegal grows nearby pumping water day and night. Are people not involved in growing expected to have to truck in water or spend ten or twenty thousand dollars to take a chance on drilling a new well?

Light and the noise of generators disturb our peace. Gunfire disturbs our sleep.

Two people I know have had their property invaded to be used as a toilet because the growers don't supply their workers with bathroom (or any other) facilities. I have myself had to clean up human excrement in front of the door to the library where I work.

Trash, property crimes, and assaults have increased since marijuana growing opened up a couple of years ago. We do not have planning staff or more importantly the enforcement staff to deal with our current situation.

Please consider the science, consider the recommendations from law enforcement, environmental organizations, and the climate action committee.

Do not expand marijuana growing in our community.

Thank you,
Pat Sobrero 983-8272
Covelo, California

James Feenan - Fwd: Agenda Item 6B - Proposed Commercial Cannabis Activity Land Use Ordinance

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:31 AM
Subject: Fwd: Agenda Item 6B - Proposed Commercial Cannabis Activity Land Use Ordinance

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>>> marc <marc@allearsaudio.com> 3/12/2021 4:59 PM >>>

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.

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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: Proposed Cannabis Changes, Agenda Item 6b

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:31 AM
Subject: Fwd: Proposed Cannabis Changes, Agenda Item 6b

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>>> "Margot Rawlins" <mrawlins0701@gmail.com> 3/12/2021 6:05 PM >>>

I am a resident of Yorkville in Anderson Valley where we already have several cannabis grows, one of them large and detrimental to our local streams and environment. In past years we have been disturbed by the light pollution from this grow and were pleased some regulations came in to mend that problem. My assumption is that the BOS wants to change these regs in order to raise revenue, but not on the backs of our small growers and our environment. Please reject this proposal.

Regards,

Margot Mailliard Rawlins
mrawlins0701@gmail.com

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James Feenan - Fwd: re Agenda Item 6b

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:32 AM
Subject: Fwd: re Agenda Item 6b

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>>> SHERRIE EBYAM <ebyam@sbcglobal.net> 3/14/2021 1:32 PM >>>

To the County Planning Commissioners:

I am writing to you regarding the proposed new cannabis cultivation ordinance: the Commercial Cannabis Activity Land Use Ordinance; specifically, your discretion in advising the Board of Supervisors.

There is so much at stake here it is not possible to overestimate the potential impact and cost to our county:

- Our environment:
 - 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.
 - In addition to opening the 738,000-acre rangeland zone to new cannabis operations, lifting the 10,000 sq. ft. cap on cultivation site size, and removing any limits on the number of permits per parcel, the proposed ordinance would allow up to **10% of a 10-acre or larger parcel in the Agricultural, Upland Residential, and Rangeland Zones to be converted to cannabis cultivation.**
 - Would strip away prohibition on cutting trees to create a new cultivation site and thus create accompanying erosion
 - Would impact our available water or better still, lack of available water to sustain such cultivation

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At the very least, considering the magnitude of the expansion plan, the county should do a full Environmental Impact Review.

I ask you, who are you representing?

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 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.

I ask you, who are you representing?

This proposed ordinance would affect a myriad of ways of life in Mendocino County as we currently experience it. Its far-reaching effects are mind boggling.

Please recommend that the Board of Supervisors reject the proposed ordinance, enforce the existing ordinance, and work on improving the existing ordinance.

A concerned citizen of Mendocino County,
Sherrie Ebyam

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

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:32 AM
Subject: Fwd: proposed Commercial Cannabis Activity Land Use Ordinance

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>>> "Advance@advancepower.net" <advance@advancepower.net> 3/14/2021 11:06 AM >>>

Good Day,

I'm writing this letter to express my strong disapproval (and disgust) at the new Cannabis ordinance being proposed.

If this proposal goes through and becomes law in Mendocino County it will cause irreparable harm to our beautiful county and possibly cause legal problems for Mendocino County. With the threat of global climate change it should be a no brainer that we should continue to prohibit trees being removed and the unregulated use of generators spewing toxic diesel into our air. The threat of fires will be increased by allowing the prohibitions on generator use to be modified.

I moved to Mendocino County from Sonoma County approximately 26 years ago because I was tired of open space and apple orchards being filled with vineyards and the urban sprawl creeping into formerly wild, rural areas. I fear for our county after witnessing the proliferation of large grows and the resulting lawlessness in areas like Covelo as well as areas that I've worked at in Northern Mendocino and Southern Humboldt County. We have enough problems with the messages we are sending to our youth with legal drugs like alcohol and prescription drugs as well as illegal ones like cocaine, methamphetamines and heroin. I support Sheriff Kendall's position on cracking down harder on Cannabis operations and I believe this is a slap in the face to law enforcement efforts to keep our beautiful county free of large scale cannabis profiteers and the resulting criminal element it will bring here. Home invasion robberies are increasing in Covelo as well as other areas of Mendocino County and I believe this proposed ordinance will only make it worse.

I urge you to please reconsider this ordinance and scrap it!

Mike Gardner
19401 Walker Rd. #14
Willits, CA. 95490

migardner31@comcast.net
[\(707\) 354-5650](tel:(707)354-5650)



Virus-free www.avg.com

James Feenan - Fwd: Agenda Item 6B

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>>> Marita McDonough <grammagen@gmail.com> 3/14/2021 7:08 PM >>>

It seems that a revision of an ordinance of such magnitude to the county and the health and welfare of our residents should have ample time to be thoroughly thought out and discussed.

Marita McDonough
Resident

James Feenan - Fwd: Pot ordinance

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:32 AM
Subject: Fwd: Pot ordinance

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>>> margy <kmecmargy@gmail.com> 3/14/2021 9:12 PM >>>

Don't let money get in your eyes to obscure the environmental calamity that would come from big agribusiness scraping up our topsoil and water for their profits. No kickback or thoughts of local taxes would end up worth the damage to the County if the previously voted on protections were to be erased.

The poisoned dead trees are already an example to how weak our Supervisors have been to enforce the voters' mandate.

Do not allow this fragile rural County to be further harmed by greed and ignorance of Nature's limits.

Water is Life

Margy Henderson

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James Feenan - Fwd: Opposition to Proposed Changes to Cannabis Cultivation Ordinance

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:33 AM
Subject: Fwd: Opposition to Proposed Changes to Cannabis Cultivation Ordinance
Attachments: Cannabis Cultivation Ordinance.docx

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>>> <mkomer@pacific.net> 3/14/2021 10:39 PM >>>

Dear Planning Commission:

Attached and below is my letter to you with regard to Item 6b on the March 18 agenda.

Sincerely, Marc Komer

Marc Komer
17400 Shafer Ranch Rd.
Willits, CA 95490
mkomer@pacific.net

County of Mendocino Planning Commission
501 Low Gap Rd.
Ukiah, CA 95482
pbs@mendocinocounty.org

March 14, 2021

Re: Reject Proposed Changes to Cannabis Cultivation Ordinance

31

Dear Planning Commission:

I oppose the proposed changes to the Cannabis Cultivation Ordinance. These changes are short-sighted and do not address the current problems with cultivation and will inevitably result in long-term negative impacts to the county's land, people and economy.

For fifteen years I have been the chairman of the Board of Directors of the Shafer Ranch Road Association, a rural subdivision southwest of Willits. I am not writing this letter in any official capacity. Instead, I am merely expressing my opinion and not that of my board.

I oppose the proposed rule changes not only for the reasonable objections raised by community leaders such as Ellen Drell, but because I have firsthand experience of how the current rules affect my neighborhood. My parcel is surrounded by cannabis farmers. I have noticed how some farmers have been negligent, wasteful and irresponsible in their treatment of their lands and disregard of their neighbors. And this is under the current Cannabis Cultivation Ordinance.

For example, many farmers import water because they do not have a sufficient amount to grow their crop. Beginning in mid-summer Shafer Ranch Road is negatively impacted by dozens of water trucks that drive on our road each week. **Loaded water trucks weigh about 25,000 pounds.** Their extreme weight breaks down road base creating dust, weakens the road, increases compression, causes potholes, widens ditches, and generally degrades our road. Our road association does not have the legal means to compel farmers who utilize water delivery trucks to pay a surcharge. Therefore, our road association membership is forced to subsidize this activity. Additionally, no cannabis farmers have joined our board of directors and seldomly participate in road improvement activities. None are involved in our efforts to reduce forest fuels or in our efforts to create a Fire Wise Community.

Additionally, many farmers receive bulk amendment deliveries. Though these trucks weigh less than fully loaded water tanker trucks, they negatively impact our road, too. Some cannabis growing neighbors appear to have **illegally deforested and graded their property** for siting hoop houses. Some have all-night grow lights.

I have personally witnessed the **vast amounts of trash** that some farmers have accumulated on their properties. This includes PVC pipe, plastic bags, uncovered spent bulk soil, household garbage, and the like. One neighbor had outdoor uncovered five-gallon buckets of used generator oil. Another neighbor **diverted a seasonal creek** for irrigation purposes. My two-hundred foot well, which has never run low, nearly dried up in August 2020 because of overdrawing the water table by my neighbors.

These exploitive and irresponsibly degrading activities are within five miles of Willits and are relatively assessable. **Yet the Planning Department does not have the manpower or resources to investigate these offenses nor the capacity to force remediation.**

Now you are considering liberalizing the rules in favor of a wholesale expansion to remote areas in the county for massive cannabis cultivation. Let's be realistic. **There will not be any enforcement of these cannabis farms, whatsoever.**

Who will suffer? The residents of Mendocino County, the land and the economy.

This is a no-brainer. Until the county enforces its current mandates, I must insist that you reject any expansion to the Cannabis Cultivation Ordinance.

Sincerely,

//Marc Komer//

Cc: Mendocino County Board of Supervisors (bos@mendocinocounty.org)

James Feenan - Fwd: County Agenda Item 6B

From: PBS PBS
To: Cannabis Program
Date: 3/16/2021 8:12 AM
Subject: Fwd: County Agenda Item 6B

Mendocino County

MAR 16 2021

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:(707)234-6650)

Coast Office:

120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:(707)964-5379)

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

>>> Kitty Norris <knc@rocknridgeranch.com> 3/15/2021 7:48 PM >>>

To:

Planning & Building Dept and Board of Supervisors. 3/14/2021

Thank you for asking to hear from us, your public. We live here full time, for 30 years, and operate several businesses legally, paying taxes and supporting the community. Legalization means operating business legally, and many growers want to become legal. We all know the challenges facing small growers and issues with the state and county. With legalization comes the opportunity to correct the problems and inconsistencies we have all lived with for so many years.

Here are some suggestions for our county:

KEEP IT GREEN

Allow only outdoor grows in carefully designated areas. Greenhouses might be allowed for big growers in commercially zoned areas located away from town and neighborhoods. No one wants to live near greenhouses and cannabis operations.

NEW WATER STORAGE ORDINANCE FOR CANNABIS GROWERS

We do not have an actual water shortage here. We do have a storage and irrigation problem. All growers of all sizes should be required to collect rain water to irrigate their crops. Ground Water isn't the only source of water. Growers

must collect and store rain water to irrigate their crops. For the relatively small investment of water tanks, pumps and pipes they can control the amount of water they collect and use. Any legal growers should be willing to make this investment. They are making substantial investments in other resources to grow their crops, why not supply their own water?

We collect thousands of gallons of rainwater on our home property to use, and store it for irrigation and for fighting fires. Rainwater is plentiful and growers could collect all they need during winter months.

NEW COMMERCIAL CANNABIS ZONING FOR GROWERS

Create a new Commercial Zoning category just for legal growers, and keep them out of all other properties. Make it very clear to everyone where they can and cannot grow. Keep grows out of residential areas, and do not expand into Rangeland. Develop cannabis-zoned properties in appropriate places. This is standard in every industry. Agricultural businesses have done this for decades in the Central Valley. Mendocino County should follow this example and control development. Growers who want to put greenhouses in rangelands and upland residential properties should not be permitted to do so.

TRAFFIC

Traffic is a huge consideration for how growers affect their neighbors. They should be located on county-maintained roads only. It is inappropriate to allow trucks, and heavy equipment going by homes 24/7, and commuting employees are numerous, not always safe and courteous.

NOISE & LIGHT POLLUTION

Generators and greenhouse lights must be banned completely. They disturb the neighborhood, the wildlife, and the quality of life, universally.

NEW PRIVATE ROAD ORDINANCE FOR CANNABIS GROWERS

Those of us who live up dirt roads, belong to Road Associations and pay annual dues to keep our roads maintained cannot continue to pay for the roads destroyed by cannabis growers' traffic. If our private roads are going to be used by legal cannabis growers, they need to pay for road use and damages in proportion to their use. Roads need to be graded at least twice per year already for residential use. This does not consider the increased heavy loads and daily heavy traffic. Cannabis growers must fix damage and maintain roads by paying for quarterly grading at their expense. Road Associations must assess damage and bill growers just as residents are billed for road use.

If the County allows use of private roads for commercial cannabis growers, the County must be responsible for maintaining those private roads.

WHERE TO GROW CANNABIS

Every community has commercial zoning for business. Our county needs to do the same. Commercial cannabis growers must NOT be allowed to infiltrate our Rangelands, Upland Residential or Neighborhood properties. They will destroy our Quality of Life. We do not owe them our lives, peace and quiet. I would like the County to designate appropriate commercial properties located out of private neighborhoods to grow cannabis. This would solve the majority of problems.

WHY RUSH THIS NOW?

To me, it looks like big money is ready to move forward and our County is giving in. We need a solution but must not be willing to sacrifice the quality of our lives and the reasons we live here. Our County has had decades to prepare for legalization but did little to nothing. Rushing now is careless with much at stake.

BIG BUSINESS v. ARTISANS

I would like to stress that big business and artisan cannabis businesses can co-exist, just as beer is mass produced for major markets, artisan breweries establish brands and do very well. We can do the same here with cannabis. It's not an either-or situation where small growers get squeezed out by big growers. They serve different markets. The County should provide education, promote and encourage small growers by supporting them with appropriate permits that aren't difficult to get.

AGENDA ITEM 6

LETTERS by Sheila Jenkins and Ellen Drell, 3/11/2021

These widely circulated letters are very well written and make valid points against the proposed Commercial Cannabis Activity Land Use Ordinance, namely: rushed proposal, leaving decisions to the Planning & Building Dept., elimination of protections such as prohibition of new operations in rangeland zones, a cap on the size of the grow site to 10,000 sq. ft. per permit, two permits per parcel limitation, protections against tree removal, generator phase-out timeline, protections against light pollution. And we must not forget the criminal element, weapons, vicious dogs, and uncooperative growers we all must deal with who divert and steal water and pollute our environment.

Many already object to this proposal: Farm Bureau, Sheriff, environmental community and majority of citizens and residents in our County, plus this proposal ignores the recommendations of Mendocino Climate Action Committee regarding appropriate land use development. So why is this proposal being rushed? Our County does not have the budget, staff to address these big changes or enforce Ordinances. We must not be careless with legal cannabis in our County. What we do now will last for decades.

CONCLUSION

Do not destroy our quality of life and the qualities that make this a desirable place to live for everyone to live and tourists to visit. The County is mandated to find a way to make cannabis the legal crop of the future without sacrificing the general public's quality of life in the process.

Caroline Norris
Willits

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

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:33 AM
Subject: Fwd: Proposed Commercial Cannabis Activity Land Use Ordinance

Mendocino County

MAR 15 2021

Planning & Building Services

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>>> Margo Frank <margo@margofrank.com> 3/12/2021 3:19 PM >>>

Dear Planning Commission members and Board of Supervisors,

I recently heard that a proposed ordinance on commercial cannabis activity will be heard by the Planning Commission on 3/18. I have no connection to the cannabis industry and speak only as a concerned resident of this county.

I can't imagine who has drawn up and proposed this ordinance unless it is Big Cannabis from out of the area. The Sheriff, the local environmental community, the Farm Bureau and small local cannabis growers do not support this ordinance.

If that doesn't represent a broad cross-section of the community, I don't know what does!

I recently moved into Ukiah from the Outer Deerwood area where our neighborhood was nearly unanimous in requesting that we be designated an opt-out zone for commercial pot growing. This ordinance would remove that control from local residents.

Preserving local control, conservation of oak woodlands and rangeland, is paramount to maintaining our beautiful county as a good place to live, work, raise a family and draw tourists.

I urge you not to approve this ordinance. It will not benefit anyone and will cost the county more to enforce.

I'm counting on you to do the right thing.

Sincerely,
Margo Frank

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180 Gardens Ave. Ukiah CA

James Feenan - Fwd: Commercial Cannabis Activity Land Use Ordinance

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:34 AM
Subject: Fwd: Commercial Cannabis Activity Land Use Ordinance

Mendocino County

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>>> Trudy Morgan <morganmiller@saber.net> 3/15/2021 9:37 AM >>>

I am not in favor of the new proposal. It is important for our County to remain beautiful with healthy, wild lands...

Thank you,

Trudy Morgan

Ukiah, CA

James Feenan - Fwd: Invitation to a Virtual Town Hall meeting re: Phase 3 Ordinance

Mendocino County

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:36 AM
Subject: Fwd: Invitation to a Virtual Town Hall meeting re: Phase 3 Ordinance
Attachments: PRESS RELEASE - Virtual Town Hall_ Phase 3.pdf

MAR 15 2021

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>>> Sarah Bodnar <sarah.bodnar@gmail.com> 3/14/2021 10:43 PM >>>

Dear Planning Commissioners:

On behalf of the Cannabis Business Association of Mendocino County, I would like to invite you to attend a Virtual Town Hall Meeting on Monday March 15th, from 4-5:15 pm. This will be a discussion with policy makers and industry experts about the proposed Phase 3 Cannabis Cultivation Ordinance.

I apologize for the late notice, we just decided to pull this together quickly in advance of Friday's hearing. With a lot of community discussion occurring around the policy, we felt it would be valuable to offer an educational event with community dialogue.

Basic event details below, full press release attached. Please don't hesitate to reach out with any questions.

Thank you,
Sarah Bodnar
Policy Director, CBAMC
[\(707\) 684-9431](tel:(707)684-9431)

Virtual Town Hall:

Understanding the Proposed Phase 3 Cannabis Cultivation Ordinance

Moderated by Kate Maxwell, Publisher, The Mendocino Voice

Panelists:

47

Ted Williams, 5th District Supervisor & Cannabis Ad Hoc Committee Member
John McCowen, Former 2nd District Supervisor
Kristin Nevedal, Cannabis Program Manager
Joe Rogoway, Managing Partner, Rogoway Law Group
Patrick Sellers, Board Chair, Mendocino Cannabis Alliance

Program will include a public Q&A. Email your questions to: publisher@mendovoice.com

Monday, March 15th 4:00-5:15 pm

Join via Zoom: <https://zoom.us/j/93174973092>

Passcode: phase3

or watch live @ www.facebook.com/MendoVoice

Hosted by the Cannabis Business Association of Mendocino County



PRESS RELEASE

For Immediate Release

Virtual Town Hall features policy makers discussing the proposed Phase Three commercial cannabis cultivation ordinance

Monday March 15, 4:00-5:15pm

UKIAH, CALIFORNIA: *March 14, 2021* – In advance of the upcoming Planning Commission hearing, Monday's virtual town hall meeting will feature policy makers and cannabis industry experts discussing the Mendocino County Board of Supervisors' proposed Phase Three commercial cannabis cultivation ordinance.

The panelists include John McCowen, Former 2nd District Supervisor who championed the development the Phase 3 Ordinance, 5th District Supervisor & Cannabis Ad Hoc Committee Member Ted Williams, newly hired Cannabis Program Manager Kristin Nevedal, attorney Joe Rogoway of Rogoway Law Group, and Patrick Sellers, Board Chair of Mendocino Cannabis Alliance.

Hosted by the Cannabis Business Association of Mendocino County and moderated by Kate Maxwell, Publisher of the Mendocino Voice, the goal of the event titled, "Understanding the Proposed Phase 3 Cannabis Cultivation Ordinance," is to provide a public venue for education and community dialogue.

The event will be hosted online Monday, March 15th 4:00-5:15 pm. Join via Zoom: <https://zoom.us/j/93174973092>, Passcode: phase3 or watch live on Facebook at

www.facebook.com/MendoVoice. The program will include a public Q&A. Email your questions in advance to: publisher@mendovoice.com

The proposed Phase 3 ordinance is a significant departure from the County's current cannabis program, introducing a discretionary land use model that will require the issuance of use permits & state licenses before any commercial activity can commence. While the Phase 1 permitting program has been plagued by problems with state level CEQA compliance and cumbersome local policy redundancies, the Phase 3 ordinance aligns with State Law to create a clear path forward for operators in good standing to obtain Annual Licenses.

The Phase 3 model will require site-specific Planning Department review of all proposed projects and in many zones mandates a Major Use hearing by the Planning Commission. All projects will be subject to neighborhood input and appeal to ensure that operations are compatible with the neighboring community.

The ordinance contains several critical provisions which will determine the future of the local regulated industry including opening the permitting program to new operators, moving commercial cannabis out of neighborhoods into agriculturally appropriate zones, requiring that all sites have sufficient water available, restricting the use of water trucks, and limiting scale to 10% of parcel size, similar to the approach taken by Lake & Sonoma Counties.

When the Board of Supervisors directed staff to send the Phase 3 policy to the Planning Commission on January 25, 2021, they sought to address the chronic problems with the Phase 1 program by amending the Phase 3 Ordinance to allow for the "grandfathering" in of Phase 1 applicants to the Zoning Table. This means that Phase 1 applicants who are unable to obtain licenses via Phase 1 will be eligible to apply for a Major Use Permit in Phase 3, regardless of their parcel size or zoning, with the intention of bringing as many operators as possible into regulatory compliance.

The Phase 3 Planning Commission hearing on Friday, March 19th will follow consideration of related proposed updates to the Cannabis Facilities Ordinance, which regulates all non-cultivation cannabis business license types including Manufacturing, Processing, Distribution, Retail, and Lab Testing. The proposed changes would enable industry growth and diversification by regulating a suite of cannabis agritourism activities including on-farm

retail, on-site consumption, cannabis tours, cannabis lodging, special events and farmers markets.

For More Info:

To read the full draft ordinance and view the Planning Commission agenda, visit:
<https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>

About Cannabis Business Association Mendocino County

[The Cannabis Business Association of Mendocino County](#) (CBAMC) is a professional industry organization that represents the collective interests of our member businesses and farms. We are committed to the normalization of cannabis as an agricultural industry and building a thriving, diversified local economy. For more information:
www.cbamendocino.org

###

Press Room

Following the Town Hall Meeting, CBAMC will be hosting a Virtual Press Room from 5:30-6:00 pm for media engagement with the panelists. To register, email sarah.bodnar@gmail.com for Press Room access.

Media Contact

Sarah Bodnar, Policy Director | CBAMC
sarah.bodnar@gmail.com, (707) 684-9431

James Feenan - Fwd: Re: Planning commission 3.19, 9 a.m.

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:34 AM
Subject: Fwd: Re: Planning commission 3.19, 9 a.m.

Mendocino County

MAR 15 2021

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:(707)234-6650)

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120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:(707)964-5379)

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

>>> <gabo65@gmail.com> 3/15/2021 1:09 AM >>>

Board of Supervisors and Planning Commission,

I strongly disagree with the ten percent expansion proposal based on the fact that this creates an uneven playing field. Why any ethical person would believe that I should be allowed to cultivate four acres of anything while my neighbor, who in many cases may have paid just as much for his/her ten acres, can only cultivate one acre is beyond my powers of reasoning or my understanding of the concept of fairness. In short, determining expansion based on parcel size is patently absurd.

I strongly disagree with the ten percent expansion proposal based on the fact that we are witnessing a massive crackdown on water usage and a continued misinformation campaign regarding the amount of water that the cannabis industry uses in comparison with other agricultural concerns while simultaneously proposing to allow people to cultivate enough cannabis that it might actually make a dent in the water tables.

I strongly disagree with the ten percent expansion proposal based on the fact that the County of Mendocino has stumbled and struggled to offer a clear pathway for legacy and small farmers to become permitted but has no trouble paving the way for new cultivators to walk in and set up shop.

To me and many of my colleagues, neighbors and friends, it is not just unethical to be expending energy on Phase Three while Phase One is still an utter shambles, it is governmental malpractice. It's immoral and it's just plain wrong.

We know you're concerned with the legal implications of running the cannabis program into an iceberg. So are we. We want cooperation and assistance, not obstacles and mismanagement. Pull yourselves together, please. Finish Phase One satisfactorily before chasing all that sweet Phase Three money.

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Gabriel Ferreira

James Feenan - Fwd: Commercial Cannabis Activity Land Use Ordinance

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:34 AM
Subject: Fwd: Commercial Cannabis Activity Land Use Ordinance

Mendocino County

MAR 15 2021

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>>> Connie Gannon <higdongannon@gmail.com> 3/14/2021 9:12 PM >>>
To the Board:

I am writing to urge the Mendocino County Board of Supervisors to reject the proposed Commercial Cannabis Activity Land Use Ordinance that will come before the Board this coming Friday, March 19. The proposed ordinance has several troublesome aspects which indicate that it is not a request from our local small cannabis growers, but rather from large commercial enterprises which neither know nor care about the unique agricultural lands in Mendocino County. Recently, Sonoma County considered a very similar ordinance, pointing to its origin with interests outside our area.

The proposed ordinance would open up local rangeland for cannabis growing. Our rangeland is vital for preserving native grass and heritage trees, particularly oaks, as well as sequestering carbon. There are no requirements in the ordinance that cannabis growers ensure carbon sequestration equal to that provided by the rangeland they are supplanting. In addition, it would allow growing on up to 10% of property over 10 acres--which could mean as much as 20 acres on 200-acre farms or ranches--far more than the 1/4-acre currently permitted per parcel. There is also no adequate restriction on water usage, endangering neighboring food-crop agriculture.

This is an extremely flawed set of rules that serves neither the local food agriculture community nor existing small cannabis grows and will cause significant environmental harm. Please reject this ordinance and develop one that properly sustains our quality of life, water use, carbon sequestration and the rights of local farmers of all kinds.

Thank you for your attention to this matter.

Sincerely,

4/19

Constance Higdon
5095 Lake Ridge Road
Ukiah, CA 95482



Virus-free www.avast.com

James Feenan - Fwd: Copy of letter to the Board of Supervisors re cannabis

From: PBS PBS
To: James Feenan; Julia Acker
Date: 3/15/2021 10:35 AM
Subject: Fwd: Copy of letter to the Board of Supervisors re cannabis

Mendocino County

MAR 15 2021

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Phone: [\(707\) 964-5379](tel:(707)964-5379)

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>>> Jsheppard <jsheppard@pacific.net> 3/15/2021 9:47 AM >>>

I am especially concerned about the proposed institution of a use permit process to replace the existing requirements in our cannabis ordinance.

We need to protect rangelands to preserve the agricultural landscape of the county.

Please do not take the drastic step of replacing the existing cannabis ordinance. While the county certainly benefits from the revenue and jobs provided by expanded cannabis cultivation, those benefits must not be allowed to overwhelm the natural landscape of the county.

Small scale cannabis cultivation can be part of our county provided it is a small part, using only a small portion of our scarce water.

It's time to think preservation.

Thank you for your consideration.

Janie Sheppard
5th District resident

Sent from my iPad

James Feenan - Fwd: letter to the Board of Supervisors

From: Adrienne Thompson
To: James Feenan
Date: 3/15/2021 11:11 AM
Subject: Fwd: letter to the Board of Supervisors

Mendocino County

MAR 15 2021

Planning & Building Services

Hi Jim,

This letter includes some cannabis concerns for the PC also. thanks!

Adrienne~

>>> PBS PBS 3/15/2021 10:30 AM >>>

Planning & Building Services Staff

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Phone: [\(707\) 234-6650](tel:(707)234-6650)

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120 W. Fir St, Fort Bragg CA 95437

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>>> Mary Monroe <marywatersmonroe@gmail.com> 3/14/2021 3:37 PM >>>

Dear Board of Supervisors,

I am a resident of Redwood Valley and have recently moved back onto our property just south of Frey Vineyards. There are two issues being discussed that I have serious concerns about; The 22+ M dollars the county is getting from PG&E and the Cannabis Regulations.

Firstly, all of us out here on the north end of Redwood Valley are still struggling. It may look like we are thriving but losing everything, rebuilding a home, moving from one rental to another has been extremely stressful and finally moving back out here to a home that still needs a lot done to it, not to mention the property and all the dead trees that still threaten us. You should have heard all the trees crashing the night it snowed recently. We had just paid some loggers to clear our road and after that storm it was unpassable again.

The county DID send workers out to help repair Tomki after electrical work was done, but whoever set the calendar should have had the people putting in new drainage come before the work was done to fix Tomki, not to mention that the drainage was poorly done and water collects over the road. That was an effort made on our behalf.

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The list of your hopeful expenditures was hard to read but at a glance it looked like the county plans on spending money on issues that had nothing to do with the 2017 Redwood Complex Fire.

Fire Stations:

I agree with Linda Talso and Adam Gaska that the biggest priorities should be a siren that most of Redwood Valley could hear and making sure that the Redwood/Calpella fire district has all it needs to operate quickly and safely. The fire started in Potter Valley so the Potter Valley Fire District equipment should also be updated.

Removal of dead trees and reforestation:

If you look around the hills at the north end of Redwood Valley you can see many ridge tops with dead firs crowning them like black spires. Those trees create a fire danger in themselves. Most of them need to be removed and then there should be reforestation projects for properties that want them. The Federal government is doing some of that but I bet it barely covers all the needs. These projects need maintenance over time as well. There are also many trees still standing along Tomki that look like they will fall on the road.

Fire Alert Cameras:

There was recently some excitement about the new Fire Alert camera that was put on Laughlin Ridge. My husband and I have a friend at UC Berkley who has been actively working with the group that is putting in these cameras. Unfortunately, none of the cameras that have been put in near Ukiah, Redwood Valley and Willits cover the area that burned the worst in the Redwood Complex Fire; specifically up Tomki. Wouldn't it be nice for some of that money to pay the 20k that is needed to put in a camera that would protect all of those that lost their home in 2017.

Secondly, I am very concerned about the recent proposed Commercial Cannabis Activity Land Use Ordinance.

I'll begin with my personal concerns about the current situation: Under the existing ordinance there are protections against light pollution. As I sit in my rebuilt house on a hill I see lights that are left on all night. There is a glow in the sky similar to that cast by the lights of Ukiah. This used to be a great place for night-sky watching but if more grows are allowed out here and remain unregulated it will be like being in the city. Also under the existing ordinance there is a protection against tree removal and this too is NOT being regulated. Our forests are crucial to the character of our area, to wildlife, and to controlling Climate Change.

(and this relates to the prohibitions on new operations in rangeland areas)

I believe the cap on the size of grow sites is quite important. If the county expands too quickly, with obvious lack of regulation our beautiful environment will be at risk. How about if the county goes more slowly to make sure that those who ARE growing currently are following the current regulations. I know that the county is concerned about getting more tax revenue, but please, not at the risk of our environment.

I also like the idea of Mendocino County being known for their "special" varieties and continuing to support the small farmers. The more cannabis produced the less it will be worth and the more valuable our niche product will be. Let's not rush into a \$\$\$ solution that will not last. Mendocino should have an ordinance that is right for all the people of the county.

Also:

*Current Complaint Procedure is obviously ineffective

*Law enforcement (I forgot to mention this aspect of it above; Why are the huge water trucks allowed to speed up Tomki, crossing over the double yellow line and forcing oncoming traffic to the very edge of the road. Another example where regulation is needed.)

*an EIR report should be done

* Use Permits should not be renewed automatically and, they should be reviewed for Compliance on a regular basis!

*What will happen to protections for small growers?

Do we really want LARGE SCALE COMMERCIAL grows in this county?

Sincerely,

Mary Monroe

13010 Tomki Rd.

Redwood Valley, CA

James Feenan - Fwd: cannabis land use ordinance

From: PBS PBS
To: James Feenan
Date: 3/15/2021 12:46 PM
Subject: Fwd: cannabis land use ordinance

Mendocino County

MAR 15 2021

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>>> Dan Hibshman <dhibshman@sbcglobal.net> 3/15/2021 10:47 AM >>>

Commissioners:

This message is in reference to item 6B on the agenda for your meeting of March 19, 2021.

I am strongly opposed to the proposal to expand cannabis cultivation on large land holdings, particularly rangelands. I am sure you have received other messages on this matter that go into much greater detail than I will here; I have read about this issue and share many of those same reasons to oppose this proposal.

thank you,
Dan Hibshman
Ukiah

46

James Feenan - Fwd: Commercial Cannabis Expansion

From: PBS PBS
To: James Feenan
Date: 3/15/2021 12:47 PM
Subject: Fwd: Commercial Cannabis Expansion

Mendocino County

MAR 15 2021

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

>>> Jonathan Whipple <whipplejonathan@gmail.com> 3/15/2021 10:56 AM >>>

To the Mendocino County Planning Commission and Board of Supervisors,

Re: Proposed Commercial Cannabis Activity Land Use Ordinance

I am a retired real estate broker and active small scale sheep rancher residing on Ag and Rangeland in Potter Valley, having raised a variety of animals here since 1976.

I have read, and can see, that the current cannabis permit process has been less than successful in its implementation, but think that this proposed ordinance is not a solution, but an attempt to evade responsibility for making the current process work.

My primary concern is the likely huge expansion of large scale intensive growing operations onto Rangelands and Ag Lands, with no real hopes of enforcement of any sensible regulation. Clearly, water is and will be even more, our most critical environmental issue. Currently overused in the County's watersheds already, further proliferating large scale grows will make a mockery of attempts to conserve and protect what is likely to be the decisive limiting factor in our communities', and our wildlife's future. Increased toxins and fertilizers will also degrade the environment. None of this is, I think, debatable.

I know you have been driven back to your own 5 yard line, but please concentrate on amending and enforcing what we already have, rather than punting into the outstretched hands of Corporate Marijuana.

Sincerely,

Jonathan Whipple

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James Feenan - Fwd: Please deny Cannabis expansion plan

From: PBS PBS
To: James Feenan
Date: 3/15/2021 12:51 PM
Subject: Fwd: Please deny Cannabis expansion plan

Mendocino County

MAR 15 2021

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

Phone: [\(707\) 234-6650](tel:(707)234-6650)

Coast Office:

120 W. Fir St, Fort Bragg CA 95437

Phone: [\(707\) 964-5379](tel:(707)964-5379)

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

>>> Lucy <lucyand@mcn.org> 3/15/2021 12:27 PM >>>

Dear members of the planning commission,

I beg you to deny the BOS's Cannabis expansion plan. I have lived in Laytonville for 40 years. It is a beautiful area and a close-knit, caring community. This plan will destroy our quality of life, our views of nature, the habitat of wildlife.

My two main concerns, however, are the impact on our water & the use of plastic-covered hoop houses. What will happen to all that plastic as it degrades? Will it crumble into our streams & creeks & then end up in our ocean? Or will it go to a landfill? There's currently very little actual recycling for this type of plastic. If we could eliminate the hoop houses, grow in natural soil & sunlight, it would have much less impact on our environment.

I am most fearful about our water tho. We have a healthy aquifer beneath our valley that provides our entire community with water. Is there a plan in place to monitor and limit the amount of water a large grower can pump from our shared water source? Considering that we are in a long term drought and the pattern of global warming, this could become a catastrophic situation for our community. Every place that Jamie Warm has farmed in this valley he has drained his wells dry and affected his neighbors water tables as well. (I have been told this by friends who are his neighbors. They also complain about the damage that he & his workers do to the roads, which he doesn't fix (altho he smiles sweetly & says he will), the dust, the noise, the blaring music, the blazing supplemental lighting that drowns out the stars at night).

Please consider how YOU would feel if this were happening next door or down the road from you. I think this whole expansion business should go before the voters. It's not fair at all that such a huge issue should be decided by folks who aren't impacted by it.

Thank you,

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Lucy Andrews
[707-984-6849](tel:707-984-6849)
lucyand@mcn.org

Sent from my iPad

James Feenan - Fwd: Destruction

From: PBS PBS
To: Nash Gonzalez; James Feenan
Date: 3/15/2021 12:50 PM
Subject: Fwd: Destruction

Mendocino County

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>>> Gail Richards <grichards3@comcast.net> 3/15/2021 12:08 PM >>>

County Panning & Building Services

Ignacio "Nash" Gonzalez, AICP, Interim Director

Dear Director Gonzalez,

I have sent copies of this powerful essay to the County Board of Supervisors and County Executive Officer, Angelo.

Please read it carefully. Then take a drive through Little Lake Valley.

Gail Richards

[707.459.4860](tel:707.459.4860)

[Mary Ann Underhill](#)

March 13 at 7:15 PM

It's two in the morning and here I am, awake, unable to return to sleep for worry over something I can't control. I learned today of one, maybe two more ranches that may be giving up their land to buyers for our new "commercial industry." I look out daily at the land behind our house. The land that once raised sheep and grew pears. The land that is now summer ground for cattle. This little piece of heaven we have always someday

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dreamed of trying to buy. I look at our neighbors ranch land, raising beef. Open beautiful

agricultural land where we watch the calves in the spring. I know how much the family loves this land. I also know what the future holds for these two pieces of property and any other open ground in our Valley. I personally have never really cared about the small

grows in our County, or even the larger legal ones on people's personal property in the mountains. It helped support the economy and I believe there is a place in the medical field for its use. But this, the commercial marijuana growing on prime open agricultural ground; people who have no intention of living here, coming in with absorbent amounts of money and snatching these open areas up. The average person cannot compete with the prices they offer. But what is the price - the true price of this land. These new owners

have no love of the property they acquire, no pride of ownership. I know that before long

we will be looking out at nothing but hoop houses, plastic waste spread across land that used to grow feed or raise livestock, trash blowing in the wind, and hung up on the fences.

People who will control things from a cell phone app, while they live in another part of the

world. The income they make; it will not stay local, it leaves with them. Our groundwater

is being used at an alarming rate for these grows. The way of life that built this Valley is dying. The very soul of this County has been sold to the highest bidder. I'll drink my coffee

in the morning and look out at the land I love so much with a knot in the pit of my stomach.

I know we can't compete in this high dollar land grab. We will be surrounded by hoop houses,

no cows bawling, no calves playing, no hay fields waving in the wind - no open ground.

I wish

I was in my 90s so I would not have to just sit and watch the slow death of a beautiful Valley.

James Feenan - Fwd: Commercial Cannabis Activity Land Use Ordinance

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To: James Feenan
Date: 3/15/2021 12:51 PM
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>>> Lori Vest <gglagdmt@gmail.com> 3/15/2021 12:28 PM >>>

I am writing to express my opposition to Mendocino County's proposed Commercial Cannabis Activity Land Use Ordinance.

This ordinance would eliminate the following protections we have in place with our existing 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.

The ordinance would allow a huge growth in 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.

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 is a big problem. For example, a 200-acre parcel could have 20 acres of cannabis. That would be destructive to the small family grower, and is not environmentally sustainable.



For these and many other reasons, including salmon runs, pollution of water, land and air, greenhouse gas reduction, etc. etc., I urge you to oppose the new ordinance.

Sincerely,

Lori Vest
11501 Mid Mountain Rd.
Potter Valley