

**James Feenan - Fwd: Planning Commission Hearing March 19th 2021**

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**From:** PBS PBS  
**To:** James Feenan  
**Date:** 3/15/2021 1:27 PM  
**Subject:** Fwd: Planning Commission Hearing March 19th 2021  
**Attachments:** CCAGPCmemo3-9-2021.pdf

Mendocino County

MAR 15 2021

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

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>>> Covelo Cannabis Advocacy <covelocannabisgroup@gmail.com> 3/15/2021 12:56 PM >>>

Please find our CCAG memo attached below concerning a conflict of interest of some members of the Planning Commission in relation to the upcoming March 19th Special Hearing.

Sincerely,

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Monique Ramirez

Founder- Covelo Cannabis Advocacy Group

Cell: [707-354-8406](tel:707-354-8406) [covelocannabisgroup@gmail.com](mailto:covelocannabisgroup@gmail.com)

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Monique Ramirez

Founder- Covelo Cannabis Advocacy Group

Cell: [707-354-8406](tel:707-354-8406) [covelocannabisgroup@gmail.com](mailto:covelocannabisgroup@gmail.com)





March 9th, 2021

Re: Planning Commission Board

Dear County Council and Board of Supervisors,

It has come to our attention that the Planning Commission Hearing for the Phase 3 Cannabis BOS Recommendations will be happening on March 19<sup>th</sup>.

CCAG is concerned there may be a conflict of interest for two of the Board Commissioner seats. Specifically, Board Member Randall Jacobszoon owns a consulting firm and has many cannabis clients that he serves. Because of this conflict of interest, it does not seem appropriate or legal for him to be able to vote on the Phase 3 Cannabis Recommendations.

We also question the Ag appointed seat of Board Member Gregory Nelson. If Greg represents the wine industry in our County, could that be a potential conflict of interest as well? Specifically, because vineyard owners have stated that they would like to lease their land to cannabis cultivators if the 10% acreage expansion recommendation is adopted.

We highly urge the County to postpone the Planning Commission Hearing until after March 23rd, when the rules change for board seat appointments for the Planning Commission. After March 23rd, there will no longer be an appointed seat for the Timber and Ag interests and instead 1 Board seat to represent each District in our County for a total of 5 seats.

Thank you so much for your time concerning this matter.

Sincerely,

Monique Ramirez  
*for the Covelo Cannabis Advocacy Group*

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

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**From:** PBS PBS  
**To:** James Feenan  
**Date:** 3/15/2021 2:32 PM  
**Subject:** Fwd: Commercial Cannabis Activity Land Use Ordinance

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>>> Mark Spindler <mespindler@yahoo.com> 3/15/2021 2:27 PM >>>

To the Mendocino County Planning Commission,

By now we are sure you have been made aware of the numerous voices in opposition to the adoption of the "Commercial Cannabis Activity Land Use Ordinance". We would like to add two more voices that are opposed. We are new Ukiah residents having lived here only four years but we must speak out not as long time residents but as people that are concerned about the viability of living in this county.

As has been stated in other commentaries "the proposed new ordinance tosses out countywide and county-specific protections to rely on statewide regulations as a bottom line, thus lowering the standards for environmental protections." There is one key resource that must be protected in this county, that being water.

By switching to a "use permit process it leaves all decisions about where, how much, and under what conditions to permit cannabis operations to the discretion of the Planning department, the same department and staff that have ignored environmental and neighborhood impacts and willfully failed to enforce existing county law for the last three and a half years." With this track record there is most certainly no guarantee that water resources county wide won't be squandered and polluted, further decimating our rangelands beyond recovery for the sake of additional tax dollars.

In closing, we strongly believe this is an issue that must be discussed in a transparent manner after educating the public before any decision is made to change the existing ordinance. Moving forward with this change violates the spirit and intent of CEQA and those responsible for advancing this change without performing an environmental impact report must be held accountable.

Regards,

53

Mark and Rebecca Spindler  
1211 Knob Hill Rd  
Ukiah

Sent from my iPad



James Feenan - Fwd: MCA Memo on Phase 3 CCAO

**From:** PBS PBS  
**To:** James Feenan  
**Date:** 3/15/2021 2:34 PM  
**Subject:** Fwd: MCA Memo on Phase 3 CCAO  
**Attachments:** 2021-03-13\_MCA\_PlanCom Memo\_Phase 3.pdf

Mendocino County

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>>> Michael Katz <Michael@mendocannabis.com> 3/15/2021 2:00 PM >>>  
Honorable Planning Commission,

In Advance of the Planning Commission meeting scheduled for Friday, March 19, MCA has prepared a Memo with an alternative proposal to the currently proposed Commercial Cannabis Activities Ordinance, with specific recommendations rooted in years of cannabis policy work and our mission statement.

We are supportive of the development of a conditional land use permit program for cannabis cultivation in Mendocino County. We recognize that this is a necessity. However, the current draft ordinance, as introduced, does not solve the problems our County continues to face in permitting and regulating commercial cannabis operations.

Our recommendations comprise a holistic proposal to regulate commercial cannabis cultivation that simultaneously would provide a viable pathway for a) existing operators, b) new cultivation sites, and c) expanded cultivation activities, all with an emphasis on *sustainability and the protection of our environment, natural and cultural resources, and way of life*. We believe that this is what a majority of Mendocino County's residents are seeking from our local government, and we believe that a majority of the cannabis industry wants this as well.

We are fully available to discuss the contents of this memo with you at any time. We will follow this email with an addendum prior to the meeting with additional, detailed information.

We sincerely appreciate your consideration on these important matters.

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Michael Katz  
Executive Director  
Mendocino Cannabis Alliance  
[MendoCannabis.com](http://MendoCannabis.com)

e: [michael@mendocannabis.com](mailto:michael@mendocannabis.com)

o: [707-234-5568](tel:707-234-5568)

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Mendocino County Planning Commission  
501 Low Gap Road  
Ukiah, CA 95482

March 15, 2021

Re: OA\_2021-0002 on 3/19/2020 - Cannabis Cultivation - Phase 3

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Honorable Planning Commission,

MCA does not support the Commercial Cannabis Activities Ordinance (“CCAO”) as introduced. We respectfully request the following recommendations for amendments each be seriously considered. We are supportive of the development of a conditional land use permit program for cannabis cultivation in Mendocino County. We recognize that this is a necessity. However, the current draft ordinance, as introduced, does not solve the problems our County continues to face in permitting and regulating commercial cannabis operations.

Our recommendations are comprehensive and extensive. As such, we have provided them as a simplified list with an addendum to follow which will explain our reasoning and justification for each item. We have also organized them into two categories:

1. Priority Recommendations
2. Major Concerns with the Current Draft CCAO

**We humbly ask that the Planning Commission please direct staff to implement all of the recommendations herein.** None of these recommendations are superfluous. This is the result of years of cannabis policy research and advocacy here locally and in partnership with other legacy producing regions throughout the state facing similar regulatory crises. More recently, we conducted several months of intensive deliberation and adoption of policy priorities and objectives pursuant to our mission *to serve and promote all of Mendocino County’s world-renowned cannabis cultivators and businesses through sustainable economic development, public policy, and education.*

The following recommendations comprise a holistic proposal to regulate commercial cannabis cultivation that simultaneously would provide a viable pathway for a) existing operators, b) new cultivation sites, and c) expanded cultivation activities, *all with an emphasis on sustainability and the protection of our environment, natural and cultural resources, and way of life.* We believe that this is what a majority of Mendocino County’s residents are seeking from our local government, and we believe that a majority of the cannabis industry wants this as well.

**We are committed to seeing cannabis treated as agriculture, but we reject the idea that “normalizing cannabis agriculture” can be achieved by allowing massive expansion for a limited few while, for most homestead farmers in our community, cultivation is either forbidden entirely or practically impossible due to onerous restrictions and cost-prohibitive levels of discretionary review.**

## 1. PRIORITY RECOMMENDATIONS

- 1.1. *Expansion* of canopy area should be limited until January 1, 2023, to one acre of cultivation per parcel (with a maximum per parcel of one acre of outdoor, 22,000 SF of Mixed Light Tier 1, and 10,000 SF for Mixed Light Tier 2 or Indoor that can be mixed and matched to a total of one acre) and any increase beyond that should be revisited on an annual basis and implemented incrementally based on a current assessment of the market conditions and environmental impact to date.
- 1.2. Amend the *General Plan* to define cannabis cultivation as an agricultural activity.
- 1.3. Amend the *Appendix A Zoning Table* to allow: a) cannabis cultivation to be allowed in all zones where row and field crops are allowed, and b) applicants in all zones previously allowed in Phase 1 to be allowed to submit permit applications under the CCAO (*MCA Proposed Appendix A Zoning Table* will follow as an addendum to this memo).
- 1.4. *Sustainability Guidelines* should be developed and incorporated into the CCAO as Best Management Practices (BMPs).
- 1.5. A *Craft Cultivation Permit* should be developed that reduces barriers to entry for smaller operators (10,000 SF and under) through reduced fees, streamlined permitting, and lesser discretionary review.
- 1.6. *Early Activation* of land use permits should be allowed for projects already in operation and for new projects that do not require grading or building permits not already on file, up to a maximum of 22,000 SF.
- 1.7. Provide a *Two-Month Early Enrollment Window* for Phase 1 Applicants to be able to submit Land Use Permit applications under the CCAO.
- 1.8. Allow for *Prioritized Review* of land use permit applications from Phase 1 applicants with complete Phase 1 applications, Appendix G Checklists, and Project Descriptions.
- 1.9. *Sufficient Staff Resources* must be in place prior to the launch of the CCAO in order to ensure that when applications for new cultivation sites are accepted, that there will be no negative impact to the processing of Phase 1 applications (including the processing of CEQA Checklists) and no impact to day to day functioning of all other Planning & Building Department tasks.
- 1.10. *Quarterly Reports* of all program statistics should be made available to the public.



## 2. MAJOR CONCERNS WITH CURRENT DRAFT CCAO

- 2.1. Amend Section 22.18.050(B)(1) to allow all Phase 1 applicants applying for a Land Use Permit for cultivation of 10,000 SF or less under the CCAO to be subject to an Administrative Permit, not a Major Use Permit.
- 2.2. Amend Section 22.18.060 to remove the requirement that applications contain copies of all documentation submitted to the State because it is impossible to submit a complete application to the state until local authorization is granted.
- 2.3. Amend Section 22.18.030(A)(1) to allow for well permits (and any other permits necessary to apply for a state license) to be issued prior to the issuance of the Land Use Permit otherwise applicants will not be able to pursue a State License concurrently.
- 2.4. Remove Section 22.18.060(A) which modifies the procedures for cannabis cultivation Administrative Permits to make them like Use Permits in that the time period for processing is 180 days (instead of the normal 30-days for Administrative Permits).
- 2.5. Remove Section 22.18.060(B) which requires all cannabis cultivation Administrative Permits to have a public hearing and be noticed like Use Permits when normally a noticed public hearing is only required at the discretion of the Zoning Administrator.
- 2.6. Amend Section 22.18.070(B) to align with the State Water Quality Resources Control Board regulations which allow cannabis cultivation on up to 30% slopes, otherwise existing Phase 1 operators will be unable to comply with the CCAO.
- 2.7. Amend Section 22.18.070(D) to provide a stringent definition and method of demonstrating adequately that the project has an adequate water source for cultivation of over 10,000 SF of canopy.

The people of Mendocino County deserve a cannabis industry that is well-regulated in a reasonable, practical, and sustainable way that doesn't exhaust our shared natural resources, uproot our friends and neighbors or substantially alter our way of life.

Our recommendations provide an alternate proposal grounded in sustainable economic development and built on a vision of cannabis as a regenerative rather than an extractive component of our local community.

Thank you for the opportunity to provide these comments and recommendations.

Sincerely,

Mendocino Cannabis Alliance

**James Feenan - Fwd: Agenda Item 6b Cannabis Ordinance Proposal**

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**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 8:12 AM  
**Subject:** Fwd: Agenda Item 6b Cannabis Ordinance Proposal

Mendocino County

MAR 16 2021

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>>> Patricia Clifton <patriciadianec@yahoo.com> 3/15/2021 7:31 PM >>>

Dear County of Mendocino Planning Commissioners,

I realize the most important issues facing our county with this new proposal involve environmental degradation of our water, soil and wilderness habitat. I also believe an increase in human activities in the designated areas could lead to a rise in wildfires and adding more grows could lead to more criminal interactions.. I defer to the people who are much more knowledgeable about the details of those subjects. I want to address the changes I see in the landscape. The destruction of the visual aesthetics of this beautiful place also has be considered.

Our rolling golden hills and fertile valleys are already blighted by large plots of gleaming white plastic hoop houses. It seems counter productive to increase this proliferation while at the same time trying to attract tourism with the beautification of the county seat and advertising of the rural country charm of this part of California. Small businesses, wineries, realtors, event planners, etc., all seek to attract people to see our unique and varied landscape and partake of their services. An increase in these structures will certainly disrupt any images of natural beauty .

Since I last wrote to the Mendocino County Board of Supervisors, another row of hoop house has been erected just south of the fourteen in view of our living room window's valley vista and a third large installment is on its way just south of that. What will this county look like if Item 6b passes?

There are so many issues to address before making this move. Please seriously reconsider opening this Pandora's Box. No additional tax revenue can replace the specialness of what we already have.

Sincerely, Diane Clifton

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Redwood Valley

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**James Feenan - Fwd: Agenda Item 6b/ Commercial Cannabis Activity Land Use Ordinance**

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**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 8:11 AM  
**Subject:** Fwd: Agenda Item 6b/ Commercial Cannabis Activity Land Use Ordinance

Mendocino County

MAR 16 2021

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>>> Nancy Stipe <njstipe@sbcglobal.net> 3/15/2021 5:56 PM >>>

Dear County Planning Commissioners,

As a homeowner in the Willits Valley, I am deeply concerned with the cannabis grows that are in our Little Lake Valley currently. There is no way for me to know if they are legal, illegal, or commercial. I don't know whether they are considered "large" or "small". I just know there is a crazy amount of them in the Valley and don't know if anyone from the County Planning and Building Department even knows they are there, or if they care!

From what can see, we certainly shouldn't be considering allowing more cannabis than what is already being grown, especially if there isn't enough manpower to oversee these current businesses.

The "plants" are not the problem, I would much rather see an "orchard" of cannabis than white plastic hoop houses and green or black plastic fences. It seems they have no regulations as to what they can do and how they must do it. There are many abandoned hoop houses that are just white pvc frames out in fields with garbage all around, they have become terrible eye sores in our Valley!

We have lived on "our acre" for over 30 years and our water is supplied by our 26' well which has never run dry. When we moved to this property there was a very small, very old house which we tore down and replaced with a modular home on a foundation. One of the requirements was that we could only have one residence on the property so we had a very limited time to move from the

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old house to the new one and tear down the old house. An inspection was done to make sure we DID tear it down! We did what was required.

Now, there are properties everywhere in our valley with multiple RV's that are being lived in. One property at 2060 Valley Road looks like an RV park, there must be 8-10 trailers with people living in them!!! Is anyone paying attention??? This was ONE property with ONE house. What are they doing for water and for sewer???

Our Valley used to be quite beautiful but now many properties look like dumping grounds, no one is held accountable.

There are so many wells being drilled that those of us living in the Willits Valley that depend on our wells are deeply concerned as to how this will affect the water table.

Please, before you make any changes regarding cannabis regulations, make sure that current regulations are being followed and that you have the manpower to oversee these "businesses".

Thank you for your time,

Nancy Stipe  
Willits, CA  
njstipe@sbcglobal.net

**James Feenan - Fwd: Agenda item 6B**

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**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 8:10 AM  
**Subject:** Fwd: Agenda item 6B

Mendocino County

MAR 16 2021

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>>> Bruce Richard <bmrichard@comcast.net> 3/15/2021 4:34 PM >>>

Sent from my iPhone

Begin forwarded message:

**From:** Bruce Richard <bmrichard@comcast.net>  
**Date:** March 15, 2021 at 4:32:03 PM PDT  
**To:** Williams Ted <williamst@mendocinocounty.org>  
**Subject:** Agenda item 6B

Commissioners,

I am writing to convey my strong opposition to the proposed new Cannabis cultivation ordinance, item 6B on your March 19 agenda. The proposal would allow and encourage large grows with all of the problems that most county residents have opposed since cannabis became legal. WE DO NOT WANT LARGE, COMMERCIAL, CORPORATIONS MESSING UP OUR COUNTY. Please tell the Supervisors NO.

Bruce Richard,  
Ukiah - 5th District

Sent from my iPhone

56

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

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**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 8:10 AM  
**Subject:** Fwd: Proposed Commercial Cannabis Activity Land Use Ordinance

Mendocino County

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>>> Susan Sher <ssher@pacific.net> 3/15/2021 4:23 PM >>>

Dear Members, Mendocino County Planning Commission:

Re: 3/19/21 Agenda Item 6B

I am writing to express my strong concerns with and opposition to adoption of the proposed Commercial Cannabis Activity Land Use Ordinance. I understand the Board of Supervisors has preliminarily approved the Ordinance and has sent it to you for review. Fortunately, you have the opportunity to reject this foolish and short-sighted plan that sadly, does not little to serve the broad interests of County residents.

I am a long-time County resident and a member of the Mendocino County Climate Action Advisory Committee (MCCAAC), created in 2019 to make recommendations to the Board of Supervisors (BoS) to implement a Mendocino County Sustainability and Climate Action Program. Earlier this year, the MCCAAC sent a letter to the BoS regarding our many concerns with the ordinance, particularly, the absence of sound land use development that reduces greenhouse gas emissions and promotes carbon sequestration. The MCCAAC also strongly urged the BoS not to open rangeland zones to new commercial development that would create further fire danger and vehicle travel on dangerous roads. Unfortunately, the majority of the BoS members did not take our concerns seriously.

While the County's current cannabis permitting process has proven to be onerous and in need if simplification, this proposed expansion is not the solution. The concomitant costs associated with this expansion seriously outweigh the benefits. The ordinance appears to be designed for the benefit of the profit margins of large scale growers who may or may not make significant contributions to the County's tax base.

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It is crucial that the permitting process cannot be left to our short-staffed and apparently barely functioning planning department that would not be required to do an environmental review prior to issuing permits. Under the proposed ordinance, these use permits would be good for 10 years, regardless of who the owner was at the time of issuance. Who will monitor any changes in activity? As we approach what looks to be yet another drought year, where will the water come from to support these anticipated massive grows? The rule that would allow grows on up to 10% of a parcel of 10 acres or more is ludicrous; it invites large scale, well-endowed growers to control the market at the expense of locally-owned, small scale grows who let's face it, have under very stressful circumstances, been a back bone of our struggling economy for decades. I live within the City of Ukiah limits but have heard as I am sure you have as well, of the extent of the environmental degradation resulting from large scale grows affecting our rural neighbors. While not all growers show such little regard for environmental protection of our beloved County, I fear that the barely regulated enticement offered by the proposed ordinance will appeal to the worst instincts of those looking to make a quick buck at the great expense of the rest of us.

In weighing your decision regarding this proposed ordinance, please consider the substantial opposition expressed by an impressive cross-section of political, economic and environmental interests. Thank you for your time and attention.

Most sincerely,  
Susan Sher

Ukiah, CA

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**James Feenan - Fwd: Phase 3 ordinance and 10% expansion opposition**

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**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 8:10 AM  
**Subject:** Fwd: Phase 3 ordinance and 10% expansion opposition

Mendocino County

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>>> Linnet Lockhart <linnetlockhart707@gmail.com> 3/15/2021 3:53 PM >>>

am writing in opposition to the Cannabis Cultivation Ordinance 10% expansion proposal. The proposal has received opposition from numerous Mendocino County residents , legacy cultivators, environmental groups and the Mendocino County Sherriff's Department .

Inherent in this expansion proposal are numerous pitfalls to our county that have not been been reviewed in depth including the following.

1. Negative impact to our existing water resources that are all ready experiencing shortages due to extreme drought conditions.
2. Negative effects to our local wildlife that is already affected by record fire storms in Mendocino County.
3. The addition of tons of plastic materials that are added to an already overburden landfill .
4. Legacy cultivators being pushed out of the industry by mega corporate grows.
5. Increase in population to the county that already is unable to provide adequate and available housing to its residents.
6. Increase use of heavy equipment and trucks on our poorly maintained roadways.
7. Increase demands on our power grid that is outdated and cannot keep up with current power demands .
8. Capital not being reinvested in local economy by outside corporations that will be making money off of local resources.

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9. Flooding the cannabis market with inventory. Many dispensaries are experiencing a decrease of 40-60% in retail sales this year thus forcing cultivators to sit on perishable product with a limited shelf life.

These are just a few of the negative impacts that will result from a 10% expansion ordinance.

A more responsible and reasonable approach is the proposal of incremental expansion with careful monitoring and review over time. I would propose an expansion to 22,000 sq ft for all zones currently allowed to cultivate . I would further propose that all current county applicants be processed and completed by county staff prior to opening applications for new cultivators. The Mendocino County Board of Supervisors has made it abundantly clear that county staff has not been able to adequately process applications that have been sitting in the cue for years. Before considering expansion the county must get its own house in order to properly execute the duties currently challenging them.

Thank you.

Linnet Lockhart

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Linnet

**James Feenan - Fwd: County Vision and Agenda Item 6B**

**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 8:10 AM  
**Subject:** Fwd: County Vision and Agenda Item 6B

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>>> Joy Calonico <joy.calonico@gmail.com> 3/15/2021 3:51 PM >>>

TO: Planning & Building Dept and Board of Supervisors

**MENDOCINO COUNTY VISION**

**Joy Calonico & Burt Buchmann**

**3/14/2021**

Cannabis controls our lives. I've lived in Willits for 45 years and we all know the serious problems created by illegal cannabis growers and our black market economy. With legalization comes the opportunity to change and correct those problems.

Those of us who have lived her legally, paying taxes and supporting the community must not be ignored. We have been supporting the illegal operators for nearly half a century. They have used our resources without regard for destruction, costs, theft of water, disturbance of our peace, and have no concern about their criminal activities except getting caught themselves. They have not helped our community, and they are NOT the backbone of our economy.

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.

Here are our suggestions and **VISION** 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**

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We do not have a water shortage here. We 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 for water. It comes from the sky before it goes into the ground. Growers must intercept, store and 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 rainwater on our home property to live. We collect 2500 gallons in one night from one roof with steady rain. We do not need more. Rainwater is plentiful and growers could collect all they need during winter months. Do the math!

### **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. No exceptions. Keep grows out of residential areas. Develop cannabis zoned properties in appropriate places. Other companies do this all the time. 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.

### **TRANSPORTATION**

Transportation is a huge consideration for growers. They should be located on county-maintained roads ONLY. No exceptions. No one wants trucks or heavy equipment going by their homes 24/7.

### **NOISE & LIGHT POLLUTION**

Generators and greenhouse lights must be banned completely! They disturb the peace and ruin our lives.

### **NEW PRIVATE ROAD ORDINANCE FOR CANNABIS GROWERS**

Those of us who lives up dirt roads, belong to Road Associations and pay annual dues to keep our roads maintains cannot continue to pay for the roads destroyed by cannabis growers who pay nothing. If our private roads are going to be used by legal cannabis growers, growers need to pay for road use and damages. Roads need to be graded at least twice per years already for residential use only that growers don't pay. 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. If the tables were turned and we insist,ped they had to let us destroy their lives to make money we'd certainly hear about it! And they would likely make threats and bring weapons as many of them do now if anyone tries to approach their property.

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 do anything to change things, especially if it means destroying the quality of our lives and the reasons we live here.

Not all of us are cannabis growers and we have been victims of growers long enough. 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 point out 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 6B**

##### **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 our 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 lives! The County MUST find a way to make cannabis the legal crop of the future without sacrificing us. We've already paid enough.

Joy Calonico & Burt Buchmann  
Willits

**James Feenan - Fwd: letter re. GB**

---

**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 8:09 AM  
**Subject:** Fwd: letter re. GB

Mendocino County

MAR 16 2021

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

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>>> Denise Doering <denise@pacific.net> 3/15/2021 3:20 PM >>>

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

Re: GB Cannabis Cultivation Ordinance

March 15, 2020

I agree with Sherriff Kendall, 5<sup>th</sup> District supervisor Haschak, the Farm Bureau, the environmental community, the small cannabis growers, and many local residents that the proposed new expansion of cannabis development on the county's Rangeland Zone should not be passed.

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.

Cannabis expansion would increase unnecessary water usage during a dire drought and increased fertilizer usage that could affect our water supplies. Also, this is a concern for our salmon fishery that needs cool running streams and rivers. Our water has already been over-allocated if we hope to meet the challenges of climate change in the years ahead.

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. And considering the magnitude of the expansion plan, the county, at the very least, should do a full Environmental Impact Review (EIR).

It is my view and observations that our county doesn't need any more cannabis cultivation. There is already too much damage that has been done environmentally, not to mention the crime that accompanies large

cultivation. We simply do not have the resources to regulate this type of expansion. I would like to know what the purpose of allowing such expansion would be if not to add to the county's coffers at the expense of our health and welfare.

Please consider the publics' concerns and further input before rushing through with this proposal and offer an explanation as to how this would be beneficial to Mendocino County's citizens.

Sincerely,

Denise Doering and Robert Hudson  
Ukiah

James Feenan - Fwd: Marijuana

**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 8:14 AM  
**Subject:** Fwd: Marijuana

Mendocino County

MAR 16 2021

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>>> Doug Johnson II <exdurian@hotmail.com> 3/15/2021 9:39 PM >>>

Dear Supervisor Mulheren,

I understand there is an important meeting of the Board of Supervisors coming up next Monday regarding legal marijuana grows. I am in favor of having fewer larger grows instead of lots of small grows for the following reasons:

- 1) I am not at all a fan of marijuana use because it causes significant and permanent mental and physical health issues with young people, it is a root cause of a lot of illegal activity, violence against people, environmental destruction and is a safety issues for those of us who wish to access public lands for recreation. Larger grows run by responsible corporations will be much easier to regulate and collect the necessary fees and taxes. They will also have the resources to keep their grow areas secure.
- 2) I do support local business and local farmers. However, after following legal marijuana in the local paper, our county workforce has shown that it is incapable of processing all of the application paperwork and granting permits in a timely manner. This is not a knock on the county staff, I assume that they are trying to do the best they can, but the amount of work required exceeds their capacity to expeditiously and efficiently do the work. As a county resident, I would hate to see more county staff resources placed in this area with reductions in other areas. More fees could be charged, but that hurts the little guy who wants to comply and makes for more reason for there to be illegal and non-compliant grows.
- 3) Larger and fewer grows will make it easier for the Sheriff's Department to maintain law and order in the county. The more the criminal element is moved out of the county, the less property and violent crime we will have which in turn lessens the stress on the criminal justice system. We will also see a reduced flow of vagrants and trimigrants passing through with more people being paid good wages and benefits above the table (so income and payroll taxes can be collected).

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4) Larger and fewer grows will enable regulators to monitor the supply chain of product from farmer to processor to retail. The products consumers purchase will be safer (from chemicals and impurities) and excise taxes can be collected.

Again, I don't like marijuana, but something that can be grown almost anywhere is difficult to control. So, I am good with it being legal for those who choose to consume it and assume the associated personal health risks. I'm not for heavy regulation by government for most anything, but I believe a freer market than we have now, will produce plentiful legal marijuana, will lower prices for the consumer that will provide less incentive for illegal activity.

Thank you for your consideration,

Rick Johnson

**James Feenan - Fwd: Planning Commission Hearing on cannabis**

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**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 8:14 AM  
**Subject:** Fwd: Planning Commission Hearing on cannabis

Mendocino County

MAR 16 2021

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>>> Marie Louise Mileck <ml@mnmfeed.com> 3/15/2021 8:39 PM >>>  
Please vote NO on expanding cannabis growing in Mendocino County.  
Thank you  
Marie Louise Mileck

--

**Marie Louise Mileck, President**

**M&M Feed & Supply, Inc.**

74540 Hill Road

Covelo, Ca 95428

[\(707\)983-6273](tel:(707)983-6273) work

[\(707\)272-3191](tel:(707)272-3191) mobile

[www.MnMfeed.com](http://www.MnMfeed.com)

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**James Feenan - Fwd: Letter in Opposition to the Proposed Cannabis Cultivation Ordinance**

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**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 8:14 AM  
**Subject:** Fwd: Letter in Opposition to the Proposed Cannabis Cultivation Ordinance  
**Attachments:** Cannabis Cultivation Ordinance.docx

Mendocino County

MAR 16 2021

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>>> Robin Goldner <[rgoldner@pacific.net](mailto:rgoldner@pacific.net)> 3/15/2021 8:39 PM >>>

Attached is a letter I would like entered into the record in opposition to the proposed Commercial Cannabis Activity Land Use Ordinance.

March 15, 2021

To the Mendocino County Planning Commission

Re: Agenda Item 6b, the proposed Commercial Cannabis Activity Land Use Ordinance.

I have lived in Mendocino County for 39 years and for 22 years on a 13-acre property SW of Willits. Due to the on-going draught and the massive influx of permitted and non-permitted cannabis growers in my neighborhood, last year, for the first time ever, I did not have enough water for my vegetable garden. But beyond my self-interests, I am writing to oppose to the proposed Commercial Cannabis Activity Land Use Ordinance for the following reasons:

- Instead of strengthening our ordinance, this new proposal will eliminate vital environmental protections of our precious county lands. 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. Existing growers don't have enough water for their grows and are sucking water out

of the valley and lowering the water table. Where will the new, bigger growers obtain their water?

- The proposed ordinance blatantly ignores the recommendations of the Mendocino Climate Action Committee regarding appropriate land use development to reduce greenhouse gases and promote carbon sequestration. If we are going to have a Climate Committee, why make policy that ignores its recommendations? That is an insult to the volunteers who serve on this committee.
- The proposed ordinance also ignores the goals of the new federal administration which calls for 30% of our lands to be set aside to try to stem the collapse of our wildlife population from climate change.
- There is no proposed funding to remedy to the abject failure of the citizen-driven complaint system of enforcement that we have now. So grows will get bigger and brighter and there will be no remediation for those adversely effected.
- The new ordinance seems to open 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. Again, a blow to the Mom and Pops of this county.
- 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.

In summary, this new proposed ordinance is irresponsible and degrades the environment and threatens the residents of this county. It fails to remedy existing environmental abuses and invites a wave of new negative impacts to the environment and communities. At the very least this proposed ordinance should undergo a rigorous Environmental Impact Report (EIR) by the county.

Sincerely,

Robin Goldner

[707.459.3236](tel:707.459.3236)

Cc: Board of Supervisors



This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)





Robin Goldner  
17400 Shafer Ranch Rd.  
Willits, CA 95490  
rgoldner@pacific.net

Mendocino County

MAR 16 2021

Planning & Building Services

March 15, 2021

To the Mendocino County Planning Commission

Re: Agenda Item 6b, the proposed Commercial Cannabis Activity Land Use Ordinance.

I have lived in Mendocino County for 39 years and for 22 years on a 13-acre property SW of Willits. Due to the on-going draught and the massive influx of permitted and non-permitted cannabis growers in my neighborhood, last year, for the first time ever, I did not have enough water for my vegetable garden. But beyond my self-interests, I am writing to oppose to the proposed Commercial Cannabis Activity Land Use Ordinance for the following reasons:

- 1- Instead of strengthening our ordinance, this new proposal will eliminate vital environmental protections of our precious county lands. 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. Existing growers don't have enough water for their grows and are sucking water out of the valley and lowering the water table. Where will the new, bigger growers obtain their water?
- 2- The proposed ordinance blatantly ignores the recommendations of the Mendocino Climate Action Committee regarding appropriate land use development to reduce greenhouse gases and promote carbon sequestration. If we are going to have a Climate Committee, why make policy that ignores its recommendations? That is an insult to the volunteers who serve on this committee.
- 3- The proposed ordinance also ignores the goals of the new federal administration which calls for 30% of our lands to be set aside to try to stem the collapse of our wildlife population from climate change.

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- 4- There is no proposed funding to remedy to the abject failure of the citizen-driven complaint system of enforcement that we have now. So grows will get bigger and brighter and there will be no remediation for those adversely effected.
- 5- The new ordinance seems to open 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. Again, a blow to the Mom and Pops of this county.
- 6- 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.

In summary, this new proposed ordinance is irresponsible and degrades the environment and threatens the residents of this county. It fails to remedy existing environmental abuses and invites a wave of new negative impacts to the environment and communities. At the very least this proposed ordinance should undergo a rigorous Environmental Impact Report (EIR) by the county.

Sincerely,

Robin Goldner  
707.459.3236

Cc: Board of Supervisors

**James Feenan - Fwd: No to the proposed changes in the marijuana ordinance**

---

**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 8:13 AM  
**Subject:** Fwd: No to the proposed changes in the marijuana ordinance

Mendocino County

MAR 16 2021

Planning & Building Services

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>>> Pinky Kushner <pinkykushner@me.com> 3/15/2021 8:08 PM >>>

Greetings Commissioners,

Please reject the proposed changes in the marijuana ordinance that would allow the destruction of the native oaks in the County. With climate change, we need these oak trees, every one of them. They are natural barriers to weather change.

Do not give away the county's bounty of goodness for a few bucks.

Sincerely,

Pinky Kushner

504 N. Oak St, #1

Ukiah, CA. 95482

[510 459-8289](tel:5104598289) mobile

65



**James Feenan - Fwd: County Vision & Agenda Item 6B**

**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 8:13 AM  
**Subject:** Fwd: County Vision & Agenda Item 6B

Mendocino County

MAR 16 2021

Planning & Building Services

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>>> Kitty Norris <knc@rocknridgeranch.com> 3/15/2021 7:49 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 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

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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, not just cannabis growers. 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

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**James Feenan - Fwd: FW: Cannabis Ordinance Opposition**

---

**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 8:16 AM  
**Subject:** Fwd: FW: Cannabis Ordinance Opposition

Mendocino County  
MAR 16 2021  
Planning & Building Services

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County of Mendocino

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>>> Mary Jane Cummings <firewalkerwoman@outlook.com> 3/15/2021 10:49 PM >>>  
Please see my message to the BOS below. I am opposed to the 10% ordinance.

Mary Jane Cummings  
72005 Hill Road  
Covelo, CA 95428

---

**From:** Mary Jane Cummings  
**Sent:** Monday, March 15, 2021 9:49 AM  
**To:** [bos@mendocinocounty.org](mailto:bos@mendocinocounty.org)  
**Subject:** Cannabis Ordinance Opposition  
**Importance:** High

From: Mary Jane Cummings  
72005 Hill Road  
Covelo, CA 95428

---

To: Board of Supervisors  
Mendocino County

Re: Cannabis Ordinance Opposition

67



Dear Board of Supervisors:

This message is to let you know that I and many others in Mendocino County are opposed to opening up rangeland to cannabis growers for many reasons. Even though opening up may bring in badly-needed funding to the County, this is not the time to open up since the County already does not have a handle on its cannabis growing policies, permits, laws and rules. From my point of view and understanding, it appears the Board has basically "jerked around" cannabis growers with all its various policies since the State of California allowed growing cannabis. It seems our Board of Supervisors could learn a lot from Humboldt County such as limiting the number of growers and not allowing water to be trucked. Living here in Covelo for the past 18 years, I now see a big increase in crime, the number of green houses, outsiders coming here to grow, and waste matter. These problems need to be solved before opening up to more.

Please do not open up rangeland or more opportunities to grow at this time. Solve the other cannabis problems first.

Sincerely,  
Mary Jane Cummings

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

---

**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 8:15 AM  
**Subject:** Fwd: proposed Commercial Cannabis Activity Land Use Ordinance

---

03/16/2021  
08:10 AM  
Planning & Building Services

Planning & Building Services Staff

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>>> Benna Kolinsky <boonville95415@gmail.com> 3/15/2021 9:44 PM >>>

We just heard about this ordinance that is being rushed through without any environmental review (CEQA).

We moved to Boonville in 1980 and have lived here ever since. We have watched our valley change in ways that have negatively impacted not only the environment but also the quality of community life. There has been no grading ordinances that have protected hillside from overgrading and over planting of vineyards. Hillsides have washed away and clogged up waterways. Our valley does not have sufficient water to accommodate the 140 + vineyards that need to be irrigated. Pumps have illegally been put into the creeks and streams. The Navarro River looks more like a dead river than it ever has. Friends and neighbors who used to have enough water to grow their food have been running out of water and have had to cut back on their vegetable gardens. This year we will be planting only half the vegetable beds we usually do and will have to buy more of our food from outside sources.

And now with this ordinance allowing the growing of cannabis helter shelter everywhere. Cannabis is a thirsty plant, a plant that needs a lot of fertilizer. We don't have the water currently to accomodate what this ordinance will allow. Where do you think the water will come from? Will we have to watch the death of our wildlife and our streams and rivers before those in charge (YOU) come to your senses regarding land use.

Another concern we have is that Mendocino Co has not been able to attract medical people to come with their families to live here. We are lacking doctors and specialists and growing old here is quite concerning. People who can fulfill what we are lacking in terms of medical personnel do not want to live here because of the rampant cannabis industry.

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Environmentally the cutting of trees and the clearing of land to accomodate cannabis already has had a negative impact on our local climate change including the last 2 years of fire tragedies.

Please do not pass this appalling new cannabis ordinance proposal.

Daniel Mandelbaum MD  
Benna Kolinsky

---

**James Feenan - Fwd: A Link that says much of what is real.**

---

**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 8:19 AM  
**Subject:** Fwd: A Link that says much of what is real.

Mendocino County

MAR 16 2021

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>>> <debi122780@yahoo.com> 3/16/2021 7:49 AM >>>

In addition to my previous statement I agree with much of what is included in this article from the Ukiah Daily journal. Please read it and hear us .

[In Our Opinion: Supes should rethink proposed cannabis expansion](#)



**In Our Opinion: Supes should rethink proposed cannabis expansion**

We agree with Sheriff Kendall, 5th District supervisor Haschak, the Farm Bureau, lots of local residents and the environmental community that the proposed new expansion of cannabis growing the supes want needs a closer look and rethinking. As far as

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**James Feenan - Fwd: Marijuana expansion**

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**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 8:18 AM  
**Subject:** Fwd: Marijuana expansion

Mendocino County

MAR 16 2021

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

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>>> <debi122780@yahoo.com> 3/16/2021 7:32 AM >>>

In my opinion no expansion should not be considered until ALL the illegal grows are eradicated and the criminals who work them are removed or arrested. Then no expansion until the drought is over as well as a simple workable production plan is established . You have had 3 years to make a usable plan . ( this action should never have gone forward until a plan was ready and in place the day legal growing became valid) Also expansion into rangelands should not be considered at all . The rangelands provide a haven for native plants and wildlife as well as grazing for animals that provide food for people all over the country , not just powerful brain altering "recreational" drugs . You supervisors need to listen to ALL the residents of the county not just the few growers you seem to cater to.

Deborah Bauer resident of Covelo a community being destroyed by an invasion of foreign criminals.  
Bauer PO Box 486 Covelo Ca 95428 physical 24700 Mendocino Pass Rd

[Sent from Yahoo Mail for iPhone](#)

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**James Feenan - Fwd: Proposed Commercial Cannabis Activity Land Use Ordinance (PBS Agenda Item 6B, Mar. 19)**

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**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 8:17 AM  
**Subject:** Fwd: Proposed Commercial Cannabis Activity Land Use Ordinance (PBS Agenda Item 6B, Mar. 19)

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MAR 16 2021  
PLANNING & BUILDING SERVICES

>>> <mstrong@willitsonline.com> 3/15/2021 11:00 PM >>>

March 16, 2021

Dear Planning Commissioners and Board of Supervisors,

I've lived in Mendocino County for over 27 years, and I have never been involved personally in the cannabis economy. As a citizen and elected public official, however, I recognize and appreciate the enormous contribution that the responsible, small-scale cannabis industry has made to our local economy.

For my entire life, I have been an environmental advocate, including six years with the California Coastal Commission, 12 years as a land use & economic consultant, and decades on boards of the Sierra Club and other public policy groups. Over a life-time as a visitor and since moving to this County in 1993, I have cherished our rich natural environment: forests, coast, rivers, rangelands, and the flora and fauna that they sustain.

Mostly I've avoided cannabis political issues, but the current proposed "**Commercial Cannabis Activity Land Use Ordinance**" forces me to speak out: This is outrageous! If adopted, this ordinance would radically expand the size and locations of cannabis operations throughout the county, while simultaneously eliminating provisions to rein in abuses or meet environmental standards.

Allowing commercial grows on up to 10% of large parcels in the ag, rangeland and upland residential zones could have disastrous impacts, on our water resources, creating fire hazards, and leaving pollution in their wake. Among the environmental protection provisions that this ordinance would eliminate:

- 1) The prohibition on NEW cultivation operations in the county's rangeland zoning district —basically the eastern third of the county that is dry; that has scattered and unpredictable water sources; that has poor erosion-prone soil; that is rich in wildlife; that is remote, with rugged terrain; and that is highly vulnerable to wildfire;
- 2) The 10,000 sq. ft. cap on cultivation area size per permit;
- 3) The two-permit-per-parcel limitation.
- 4) The prohibition on cutting trees to create a new cultivation site;
- 5) The phasing out the use of generators as a primary power source; and
- 6 ) The prohibition against artificial light extending beyond the property boundaries of the operation.

This new ordinance would open up vast areas to rapacious outsiders for short-term gain at our ultimate expense. It should be rejected outright. A further outrage is that the County appears to be intent on rushing this massive change of policy through in undue haste to avoid a CEQA environmental review – which is sorely needed!

Further, the proposed ordinance flies in the face of 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.

Instead of pursuing this ill-considered, damaging reversal of county policy, it is time the County look at ways to improve AND ENFORCE its existing cannabis provisions. Those provisions were arrived at after lengthy public involvement and consultations with many stakeholders.

Unfortunately, the County seems to have been, willfully or incompetently, unable to carry out a coherent or efficient management process for the past 3-1/2 years. This must be corrected!

Please protect the environment, communities and small entrepreneurs of our beautiful, unique county. Reject the proposed ordinance and enforce the existing Ordinance.

Sincerely,

Madge Strong, 39 Mill Creek Dr., Willits, CA



**James Feenan - Fwd: Re: Agenda item 6b**

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**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 8:29 AM  
**Subject:** Fwd: Re: Agenda item 6b

Mendocino County

MAR 16 2021

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>>> Marri Krch <marrikrch@yahoo.com> 3/16/2021 7:27 AM >>>

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, March 16, 2021, 7:22 AM, Marri Krch <marrikrch@yahoo.com> wrote:

A firm no. I believe that big government just wants to monopolize every aspect of everything that stands to create a flow of cash in their direction . Leave our little community alone. The money stays here if the little grows are successful. Thank you for your time, Marri Krch.

[Sent from Yahoo Mail for iPhone](#)

**James Feenan - Fwd: Re: RVAMAC Comments for Planning Commission**

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**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 8:20 AM  
**Subject:** Fwd: Re: RVAMAC Comments for Planning Commission  
**Attachments:** RVAMAC Addendum to Opposition to Cannabis Expansion - PC -3-15-21.pdf; RVAMAC Opposition to Cannabis Expansion - PC - 2-12-21.pdf

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Mendocino County

MAR 16 2021

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>>> Jessica Stull-Otto <j.stullotto@gmail.com> 3/15/2021 4:31 PM >>>

Hello PBS,

Attached please find an addendum to the RVAMAC letter, originally submitted on February 12th, for the Planning Commission's consideration in preparation for the March 19th meeting.

Please note that it says the original letter is attached, but in order to assure a scan quality that is readable, I'm sending them as 2 separate PDFs.

Thank you for making sure the Round Valley community's voice is heard during this important planning discussion.

Jessica Stull-Otto  
Presiding Officer  
Round Valley Area MAC

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Round Valley Area Municipal Advisory Council  
PO Box 372 Covelo, CA 95428  
"Serving the People of the Greater Round Valley Area"

March 15, 2021

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

Re: Addendum to the February 12<sup>th</sup>, 2021 letter (attached).

Dear Commissioners,

The RVAMAC voted on March 3rd to send a follow up letter to the Planning Commission to show our support for the Laytonville MAC on their resolution also in opposition of the expansion of cannabis cultivation up to 10% of acreage in AG, UR, and RL zoning districts.

In addition, we also want to highlight that since our February 12th letter was submitted to the Planning Commission, other agencies within the RVAMAC District have expressed opposition to the expansion of cannabis cultivation up to 10% of acreage in some zoning districts. The Round Valley County Water District expressed concerns that expansion with a piecemeal approach to environmental analysis may result adverse impacts to the valley's aquifer and existing domestic water users. The Covelo Community Services District has also expressed concerns that allowing expansion could negatively impact their ability to safely treat wastewater. The sewer district is already under a moratorium and there are concerns that cannabis processing within the district may be part of the reason for their high BOD levels, preventing them from allowing more sewer hookups for much needed economic and housing development in the community.

With the heightened community concerns raised by multiple agencies, we would like to request that the County assure that the environmental impacts are assessed in an EIR, addressing the concerns listed by the RVAMAC, LMAC, Round Valley County Water District and Covelo Community Services, District, prior to consideration of any expansion of cannabis cultivation. We therefore reiterate our unanimous consensus of opposition to expansion of cannabis cultivation up to 10% of acreage at this time.

Thank you for your thoughtful consideration,

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

**COUNCIL MEMBERS**

★  
*Presiding Officer*

*Jessica Stull-Otto*

★  
*Assistant Presiding Officer*

*Lew Chichester*

★  
*Treasurer*

*Dane Downing*

★  
*Secretary/Alternate*

*Charles Sargent*

★  
*Council Member*

*Kathy Britton*

★  
*Council Member*

*James Russ*

★  
*Council Member*

*Laura Betts*

★  
*Council Member*

*Kathleen Willits*

*The views expressed herein are solely those of the Round Valley Area Municipal Advisory Council and do not necessarily represent the official position of Mendocino County.*





# Round Valley Area Municipal Advisory Council

PO Box 372 Covelo, CA 95428

*"Serving the People of the Greater Round Valley Area"*

MAR 16 2021

Planning & Building Services

February 12, 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 district.

Dear Commissioners,

The Round Valley Municipal Advisory Council is unanimously opposed to the expansion of cannabis cultivation up to 10% of parcel acreage, including in Ag, Rangeland, and Upland Residential zoning districts. The following concerns have been identified by the community.

Planning staff is already overburdened and unable to keep up with the work load required to manage the permitting process for those who have already applied. Expanding cultivation prior to getting caught up with issuing the permits to current applicants would only add to their burden and seems inappropriate at this time.

Law enforcement is already unable to keep up with the increased number of cannabis violations and the number of robberies, traffic accidents, murders, car jackings, and kidnappings are also increasing.

Water resources are already negatively impacted by the existing cultivation within the District and would be exacerbated if cultivation were allowed to increase. Impacts already being seen within the community include the draw down of wells in localized areas near cultivation sites, siphoning of and pollution of the Eel River and it's tributaries, and unregulated water delivery businesses that fall outside the scope of any kind of monitoring for impacts to wells, rivers, or streams. Increasing allowable cultivation would only add to existing water resource concerns felt within the community.

Large cultivation sites are already bringing huge numbers of transient workers into our community. These transient works have no place to live and so, create unhealthy encampments. Additionally, the town's sewer district is already at capacity and currently under moratorium for expansion,

## COUNCIL MEMBERS



*Presiding Officer  
Jessica Stull-Otto*



*Assistant Presiding  
Officer*

*Lew Chichester*



*Treasurer*

*Dane Downing*



*Secretary/Alternate*

*Charles Sargenti*



*Council Member*

*Kathy Britton*



*Council Member*

*James Russ*



*Council Member*

*Laura Betts*



*Council Member*

*Kathleen Willits*

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position of Mendocino  
County.*



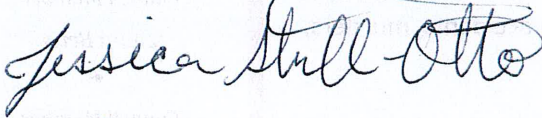
so the development of more affordable housing is not possible in the near term to meet any increased housing needs that would be needed to meet increased labor force, if cannabis cultivation were to be expanded in the area.

In addition to the environmental and community impacts above, it's important to also note Mendocino County's goal of protecting small legacy cultivators. There are many benefits to the existence of small and cottage level industries especially in predominantly rural areas like our county. These growers make up a significant fraction of the local community, most of their dollars flow back into the community, and the operations are, excepting egregious unregulated operators, consistent with the character of the county. Large corporate grows are the antithesis of this. Although it is much more challenging to permit and oversee a multitude of small growers, as opposed to a few large corporate players, this is what the county promised with the original ordinance creating the cannabis program. The intent of honoring and protecting small legacy cultivators should be upheld.

Regarding the question of equity, Prop 64 promised an initial phase where corporate players would be discouraged, and small legacy growers were to be given a chance to get established under the new legal paradigm, until 2023, by limiting the maximum canopy size to one acre. Additionally, CDFA limited the association of small farmers to form co-ops to no more than 4 acres of total canopy among the members. This meant that small farmers could maximally compete as a bloc with 4 acres of production while corporate player's production was limited only by the willingness of county authorities, thus expansion may give an unfair advantage to larger corporate entities and undermine the objective of Mendocino County to protect the small legacy cultivators within the community. And, as noted above, there are still many small legacy cultivators who are still waiting permit approval through the County. Opening the door to larger cultivators while many small cultivators are still awaiting their permits increases these equity concerns.

As you can see with the issues above, expansion of cannabis cultivation is not in the best interest of the Round Valley Area community. Therefore, the Round Valley Area Municipal Advisory Council opposes the proposal to allow expansion of cannabis cultivation to up to 10% of parcel size.

Thank you for your thoughtful consideration,



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

**James Feenan - Fwd: Proposed cannabis ordinance**

**From:** PBS PBS  
**To:** Cannabis Program  
**Date:** 3/16/2021 9:08 AM  
**Subject:** Fwd: Proposed cannabis ordinance

Mendocino County  
MAR 16 2021  
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>>> Lew Chichester <lew@willitsonline.com> 3/15/2021 6:36 PM >>>

Mendocino County Planning Commission:

The proposed revisions to the Cannabis Cultivation Ordinance which you will be reviewing at the Friday, March 19, 2021 meeting are fraught with serious consequences for the county, for the environment, for our social fabric and should not be approved without substantial and meaningful changes.

Including Rangeland in one of the land use classifications available to cannabis cultivation is a mistake.

Allowing a 10% proportion of acreage to be in cannabis cultivation in the other land use classifications is also a mistake.

With the passage of Prop 64 cannabis cultivation has become a legal and supposedly regulated activity. To date the county has done a terrible job in regulating the virtual explosion of cannabis cultivation sites. This has become a public safety emergency in some areas of our county. The present scale of cultivation and the subsequent stress on the community's ability to safely deal with solid waste, water supplies, traffic, emergency phone service, guns, violence and intimidation is beyond a level of responsible governance. County code enforcement personnel is already reluctant to make inspections in Round Valley because, actual verbatim quote, "It's too dangerous."

Are you NUTS? Do not allow for any expansion of cannabis cultivation until the regulation part of the deal is working.

-Lew Chichester, Covelo, CA  
Trustee, Round Valley Unified School District  
Vice president, Friends of the Round Valley Public Library

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Vice chairperson, Round Valley Area Municipal Advisory Council  
Chief operator, Round Valley Community Radio KYBU FM



Mendocino County

MAR 16 2021

Planning & Building Services

**From:** <midnite@pacific.net>  
**To:** <bos@mendocinocounty.org>  
**CC:** <pbs@mendocinocounty.org>  
**Date:** 3/16/2021 10:42 AM  
**Subject:** cannabis ordinance

To the members of Board of Supervisors and Planning Commission:

I do not support the Mendocino Commercial Cannabis Activity Ordinance (Cannabis Phase 3). I am devoted to the propagation and proliferation of native plants in Mendocino County, as well as water conservation. This ordinance will threaten our unique ecosystem and deplete our water resources for the profit of wealthy people growing huge amounts of cannabis. We will see our huge oak trees, the keystone species of much of our county, slowly die as the water table is sucked away. There is no way that cultivating huge portions of range land will not impact our environment negatively.

Please vote NO!! to the Mendocino Commercial Cannabis Activity Ordinance (Cannabis Phase 3).

Sincerely,  
Louisa Aronow  
P.O.Box 322  
Boonville, CA

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