

James Feenan - Fwd: Commercial Cannabis Activity Land Use Ordinance

From: PBS PBS
To: Cannabis Program
Date: 3/16/2021 3:08 PM
Subject: Fwd: Commercial Cannabis Activity Land Use Ordinance

Mendocino County

MAR 16 2021

Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

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

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

>>> Mary Gustafson <marygus@pacific.net> 3/16/2021 2:51 PM >>>

Dear Board members:

Regarding the proposed Commercial Cannabis Activity Land Use Ordinance

I believe this will eliminate protections that are in place with our existing ordinance such as:

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

I also believe it is foolish to move ahead with this massive a change in the cannabis ordinance simply because of a time line.

Please delay, take the time necessary to consider all the ramifications of the proposed ordinance change. Thank God our founding fathers did not rush the creation of our constitution. You should follow suit and not be rushing this ordinance. This is vital step in determining the future of our County.

Mary Gustafson

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James Feenan - Fwd: Cannabis Cultivation Phase 3

From: PBS PBS
To: Cannabis Program
Date: 3/16/2021 3:07 PM
Subject: Fwd: Cannabis Cultivation Phase 3

Mendocino County

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>>> Del Potter <del@leefca.com> 3/16/2021 2:18 PM >>>

Members of the Planning Commission:

I am currently and have been Chief Science Officer at Leef Holdings in Willits for the last three years. In my position, I have been tasked with analyzing the economic landscape of cannabis cultivation and the market for manufactured products in California. What I have come to understand is that unless cultivation of cannabis in Mendocino county is allowed to expand, the economic viability and therefore the long term health of Mendocino county's economy is threatened.

After years of adjustment, the price points for cannabis products in the California marketplace are well established and the economic success of both cultivation and manufacturing enterprise is determined by the ability of businesses to meet those price points. Manufacturing requires a large capital investment in equipment, in infrastructure and skilled jobs to succeed in a competitive market. It is also clear that sale of manufactured cannabis products operates on narrow margins that require price control of cultivated inputs and I personally understand how difficult it is to operate within those limits and still remain viable.

Leef is a vertically integrated Mendocino county business that in 2020 paid out over 1.5 million dollars in salaries and wages to employees living in Mendocino county. As of December 31, 2020, Leef employed 34 people at its Cannapark facility. Leef's 2021 budget plan is to double this employment number with a mixture of high salary positions and hourly, well above minimum wage and benefited, earners. In 2020, Leef paid approximately \$275,000 to the City of Willits in city taxes. Without a vertically integrated cultivation operation, this expansion is in jeopardy.

For a proposed cultivation operation of ten acres that supports its manufacturing business, Leef will employ an additional 10 full time employees. Leef further intends supporting other large scale cultivators in the area to supply us with additional biomass for manufacturing.

It is Leef's intention to remain in Mendocino county but for our business to succeed, continue to expand and continue to keep jobs in Mendocino, we need to scale production. In the current regulatory framework,

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responsible, environmentally conscious operators are zoned out of legal cultivation that is allowed in other parts of the state. County limits on cultivation prevent reasonable expansion as in every other agriculture crop such as the wine industry. That is why Leef advocates for allowing expansion to ten percent of parcel size. Furthermore, allowing this expansion will make it possible for currently non-compliant growers to enter the market with a reasonable business model that will promote new tax revenue and additional employment in the county.

Del Potter PhD | CSO, LEEF LABS // AYA BIOSCIENCES

LEEF HOLDINGS.NET

LEEF ORGANICS | LEEF LABS | AYA BIOSCIENCES

del@leefca.com

[707.518.6146](tel:707.518.6146) office

[707.292.1476](tel:707.292.1476) cell



[Handwritten signature]

Comment 103 Omitted, wrong case

James Feenan - Fwd: Commercial Cannabis Activity Use Ordinance

From: PBS PBS
To: Cannabis Program
Date: 3/16/2021 4:10 PM
Subject: Fwd: Commercial Cannabis Activity Use Ordinance

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>>> Gail Richards <grichards3@comcast.net> 3/16/2021 3:53 PM >>>

Attn: County of Mendocino

Planning Commissioners

Agenda - March 19, 2021

If I don't accomplish anything else today, it has to be this letter.

I am pleading with you. Do NOT permit large-scale cannabis cultivation. We are already reeling from current marijuana production. The proposed Phase Three 10% expansion would be disastrous.

We cannot manufacture water. We have had just 20 inches of rain this winter season. Allowing expansion of these marijuana farms can only worsen an already stressed commodity, especially when new wells are being drilled everyday, the water table being drawn down.

Little Lake has become a valley of hoop houses. If that were not enough, instant RV/camper/mobile home parks are cropping everywhere to house the workers. Obviously, they need water but I cannot imagine how their raw sewage is being handled. Are provisions of current standards being enforced? Are periodic inspections being conducted for continued adherence?

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How can the City of Willits gauge user consumption without an accurate count of customers?

One last request: Conduct a study of permittees/landowners' address and note where they reside. What percentage don't live here? They don't have a vested interest in the community, they don't see the impact of their current and additional demands on small-town infrastructure.

I implore you. Please take a drive through Little Lake Valley before drafting any recommendations to the County Board of Supervisors.

Gail Richards

[707.459.4860](tel:707.459.4860)

James Feenan - Fwd: Agenda item 6B, Special Meeting March 19

From: PBS PBS
To: Cannabis Program
Date: 3/16/2021 4:10 PM
Subject: Fwd: Agenda item 6B, Special Meeting March 19

Mendocino County

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>>> Elaine Richard <emrichard@comcast.net> 3/16/2021 4:08 PM >>>

Please **DO NOT RECOMMEND** passage of the proposed new "Commercial Cannabis Activity Land Use Ordinance."

This proposal will put all decisions regarding the expansion of commercial cannabis businesses under the discretion of Planning Department staff. This will eliminate many protections that we have in place with our existing ordinance.

We must protect our Rangeland, Ag and Upland Residential zones from exploitation.

Our county is already the prey of distant investors and marijuana entrepreneurs with big plans to make them lots of money at the expense of our entire ecosystem. The Farm Bureau opposes this proposal, our Sheriff opposes this proposal, and the CITIZENS do not support this proposal.

We need to improve our land management for the betterment of all in the county.

Do not let big money investors ruin our environment.

Sincerely,

Elaine Richard

100 Gobalet Lane (residence)

3520 Running Springs Ranch Road

Ukiah

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James Feenan - Fwd: RE: Item 6B

From: PBS PBS
To: Cannabis Program
Date: 3/16/2021 4:11 PM
Subject: Fwd: RE: Item 6B

Mendocino County

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>>> James Simpson III <lquallesimpson3@gmail.com> 3/16/2021 4:08 PM >>>

As a resident of the Willits/Little Lake Valley I appose letting commercial grows on land as proposed in the agenda item 6B, furthermore I appose large grows in rural residential areas.

I and my father have lived in this valley continually for 40 years with my father living in surrounding areas for another 15 years, we have seen the boon of the logging industry and reaped the benefits of that industry to put food on the table, we also saw the damage it left in it's wake leaving a environmental catastrophe and a economic chasm it left in it's wake forcing choices that led to the marijuana culture my father's generation built not out of greed rather as a necessity to support his families needs with little work to be had. I hope the board looks at the bleak past and finds guidance to allowing a new industry to our natural resources and beauty, we can not afford any more hits to our environment in the name of economy and social wellbeing. 2020 Oak fire was the calling card to what is the new norm with our water resources close to depletion and the density of new land ownership that comes with the new Mendocino industrial economy.

Please make decisions based upon long term not short term as we have weathered and lived thru many things in this county and this decision sets us on a path not in tune with long term future.

I support new community members but I do not support new members with grand schemes much like that of the Barron's of the timberlands of the past and present.

James M. Simpson Jr.

James M. Simpson III

Willits,Ca

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James Feenan - Fwd: Phase 3 expansion

From: PBS PBS
To: Cannabis Program
Date: 3/16/2021 3:40 PM
Subject: Fwd: Phase 3 expansion

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>>> katie newman <ktnewnutz22@yahoo.com> 3/16/2021 3:36 PM >>>

To All it Concerns,

I would like to voice my opinion in STRONG OPPOSITION against the phase 3 expansion.

Sincerely,
Katie Newman

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James Feenan - Fwd: Regarding Cannabis agenda item 6B

From: PBS PBS
To: Cannabis Program
Date: 3/16/2021 3:25 PM
Subject: Fwd: Regarding Cannabis agenda item 6B

Mendocino County

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>>> <janae.k.stephens@gmail.com> 3/16/2021 3:18 PM >>>

To the Mendocino County Planning Commission:

I urge you to REJECT the proposed cannabis agenda item 6B. I know that the county needs the funds. I see this proposal as a short-sighted attempt to cash in on the cannabis boom that will be at the expense of our environment, the integrity of our communities, the will of the people, and the livelihoods of small growers trying to survive on a reputation of environmental sensitivity and economic sustainability.

The proposed ordinance would eliminate hard-won protections for small growers and the environment which are part of the existing Cannabis Cultivation Ordinance.

The proposed ordinance would 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. This will add to the multitude of known and unknown impacts already affecting the county's human and natural environments.

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

The proposed ordinance wholly ignores the recommendations of the Mendocino County Climate Action Committee regarding the implications of land use development and the

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

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

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

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

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

Please reject the proposed ordinance and enforce the existing ordinance!

Respectfully,
Janae Stephens
3451 Williams Ranch Road
Willits, CA 95490

voice or text: [707-456-7035](tel:707-456-7035)
janae.k.stephens@gmail.com

James Feenan - Fwd: Cannabis in Willits Valley

From: PBS PBS
To: Cannabis Program
Date: 3/16/2021 4:10 PM
Subject: Fwd: Cannabis in Willits Valley

Mendocino County

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>>> Kathleen Lewis <warkath@me.com> 3/16/2021 3:51 PM >>>

To the Members of the Above-mentioned Bodies:

I have been a Willits resident for most of my 76 years. I have dire concerns about what is happening in the Willits (Little Lake) valley. I guess that, because of my age, many you may consider me an old timer who does not see the reality of today's business dealings. Be that as it may, I do love this valley.

I want to know how much more you are willing to "give away" in the destruction of our Willits valley.

The absolute explosion of hoop greenhouses, huge fences, dogs, guns, violence, and ruin of the environment is enough to make everyone in the valley and surrounding hills stand up and take notice.

Ranchers, farmers, and most all residents of the valley depend on the aquifers for their domestic water supply.

What is going to happen to all of the existing ranches and farms when there is no more water and our aquifers and streams have dried up? What is going to happen when no more water is available, and these lands are abandoned after being decimated by the environmental catastrophe brought on by carelessness and greed?

The County of Mendocino needs to enforce what you have already shamefully allowed to happen. It is time for you all to step up and CARE about the FUTURE of this beautiful valley.

Sincerely,

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Kathleen Ells Lewis
599 Redwood Avenue
Willits

James Feenan - Fwd: Dealing with phase 3

From: PBS PBS
To: Cannabis Program
Date: 3/17/2021 10:53 AM
Subject: Fwd: Dealing with phase 3

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>>> Robert Sizemore <robertsizemore177@gmail.com> 3/17/2021 10:38 AM >>>

My name is Robert Sizemore and want to be on record as against this proposal. This "grow" situation is out of control. There has been absolutely no oversight on what is already established. I would like to see a moratorium or an emergency declaration put in place until this is all worked out on every level. You cant just be in this for the money. The water level consumption is already at critical levels and will only get worse as the year goes on. The plethora of problems are only going to continue if a moratorium is not put in place. This is not a sustainable situation. These endeavors are putting peoples lives at risk!!!

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James Feenan - Fwd: ceqa

From: PBS PBS
To: Cannabis Program
Date: 3/17/2021 10:48 AM
Subject: Fwd: ceqa

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>>> tom force <jatatom26@gmail.com> 3/17/2021 10:29 AM >>>
as a longtime grower i always regulated
myself

today's greedy folks do not

therefore you all need to put
enforceable teeth in cannabis "cultivation"

land issues matter it's 2021
c'mon people do the right thing

111

James Feenan - Fwd: Commercial Cannabis Land Use Ordinance

From: PBS PBS
To: Cannabis Program
Date: 3/17/2021 10:47 AM
Subject: Fwd: Commercial Cannabis Land Use Ordinance

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>>> Michele Robbins <shalompastor3@gmail.com> 3/17/2021 10:02 AM >>>

Good morning,

I am writing this morning to express my opposition to removing restrictions on cannabis growing on rangelands and Oak Woodlands. Allowing massive cannabis grows is not good for the environment or the people of Mendocino County. Keep farms small, environmentally friendly, and regulated. Thank you.

Shalom,

Rev. Michele Robbins

Ukiah United Methodist Church

--

And in the beginning was love. Love made a sphere:
all things grew within it; the sphere then encompassed
beginnings and endings, beginning and end. Love
had a compass whose whirling dance traced out a
sphere of love in the void: in the center thereof
rose a fountain.-- Robert Lax

James Feenan - Fwd: Cannabis Cultivation Phase 3

From: PBS PBS
To: Cannabis Program
Date: 3/17/2021 10:45 AM
Subject: Fwd: Cannabis Cultivation Phase 3

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>>> Stuart Bewley <stuart@alderspringsvineyard.com> 3/17/2021 9:30 AM >>>

Honorable Planning Commission,

I would like to support the recommendations forwarded by MCA on March 15, 2021.

The Draft Phase 3 Ordinance is an excellent document that will move this process a long way forward. MCA is an excellent partner in making sure that these regulations work for both the County and the Cannabis industry. I am particularly in favor of item 2.3 on their list. It is impossible to do nothing while we wait for the County to get organized to get permitting together. Citizens need to be able to start to get their water systems installed, wells dug etc. in order to be ready for permitting. Also item #2.6 allowing for slopes of over 15% is important. Mendocino County has very little flat or gentle land. There needs to be some flexibility in locating gardens on the best sites. This will need to be either allowing more slope or allowing setbacks to be more flexible or both.

Thank you, Stuart Bewley

--

Stuart Bewley
Alder Springs Vineyard

James Feenan - Fwd: Commercial Cannabis Activity Land Use Ordinance

From: PBS PBS
To: Cannabis Program
Date: 3/17/2021 10:45 AM
Subject: Fwd: Commercial Cannabis Activity Land Use Ordinance

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>>> Eileen Mitro <eileenm234@gmail.com> 3/17/2021 9:08 AM >>>

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

Thank you for your efforts to attempt a fair and wise Commercial Cannabis Activity Land Use Ordinance.

While I understand the significant economic benefits gained by opening up vast growing operations on large parcels I urge you to question the serious hidden costs you are committing the County to pay in that decision.

Oak Woodlands, Rangelands and wild lands are home to flora and fauna that have evolved long before our human economic priorities. Their existence and their passage through the wildlife corridors that this County offers are precious and valued qualities of Mendocino County. Allowing massive growing operations on large parcels, many of which are wild lands, destroys the ability of our County's endemic and often threatened species to survive. Moreover, the trees in these wild lands sequester carbon in quantities cannabis activity will never do. In fact, the high carbon costs of cannabis activity is of serious concern.

Further, the proposal removes other restrictions that have been in place, such as protecting against tree removal and restricting noise pollution from generators, light pollution from grow lights, even the visual pollution from hoop houses in wild lands, all of which are an affront to the essential beauty of our County.

I strongly oppose the new proposal and advise you to take the time to consider a more focused ordinance to allow cannabis activity on designated agricultural parcels for growing plants where water and soil is already available, on land that accommodates agricultural operations, and leaving our rapidly disappearing wild lands to thrive into our uncertain future.

James Feenan - Fwd: 6b, Commercial Cannabis Activity Land Use Ordinance

From: PBS PBS
To: Cannabis Program
Date: 3/17/2021 10:42 AM
Subject: Fwd: 6b, Commercial Cannabis Activity Land Use Ordinance

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>>> Amy Lee <amylee@sonic.net> 3/17/2021 8:52 AM >>>

Dear Supervisors ,

I am opposed to this new ordinance because:

1. Cannabis uses more water than any other agricultural plant. Do we want to deplete our aquifer? Do we need a water supply to fight wildfires?
2. Cannabis uses heavy amounts of fertilizers. This in turn promotes the growth of algae in our waterways, interfering with salmon reproduction and their inherent beauty.
3. Do we want the Planning Dept making agricultural decisions?
4. Already the canyon on Covelo Road is lit-up ALL night. Who is regulating this and what will it be like without so-called regulation?
5. Indiscriminate cutting down of trees. Who watches over the old growth Redwoods and Oaks?
6. The Farm Bureau, the Sheriff, Small growers, and citizens do not support this ordinance.
7. Passing an ordinance of this caliber, without any environmental impact is just poor planning and without insight.

We truly hope this will not pass.

Sincerely,

Amy and Steve Lee

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pbscommissions - No on 10%

From: Mona <monakrupski@gmail.com>
To: Planning & Building COMM <pbscommissions@mendocinocounty.org>
Date: 3/17/2021 8:17 AM
Subject: No on 10%
Cc: "Planning & Building, Mendo" <pbs@mendocinocounty.org>, Mendo BOS <bos@m...

I am writing to oppose the 10% ordinance which will open up grows to even more land. As a residence of Mendocino Cty, I can not fathom , if you live here, how this could be acceptable. Here in Round Valley, the grows have brought increase in crime, trash, noise, influx of transients, unsightly black plastic fences and most important the **over use of limited resources** And without the resources to deal with these issues. The current mess must be cleaned up before anything like this disastrous ordinance is even considered.

I also wonder how something that would effect the entire county, and important to us all, is decided by a board and not put to a vote.

Please, for the good of the county JUST SAY NO TO 10%.

Mona Krupski
POB 708
Covelo, CA

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James Feenan - Fwd: re: 6b. Opposition to the proposed New Ordinance.

From: PBS PBS
To: Cannabis Program
Date: 3/17/2021 8:31 AM
Subject: Fwd: re: 6b. Opposition to the proposed New Ordinance.

Mendocino County

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>>> Liliane <liliane242@aol.com> 3/16/2021 4:37 PM >>>

Dear Planning Commissioners,

Crisis in Covelo:

We have been coming to Covelo since 1986 and retired here 20 years ago. Covelo is not the nice place it used to be mostly because of the huge increase in Cannabis farming, specifically in these last 5 years.

We live on Rangeland and have observed the heartbreaking destruction done to this beautiful but fragile land. Code enforcement and police cannot keep up with the onslaught of irresponsible growers. Nor do we have the necessary infrastructure in place to deal with an industry that requires a lot of excavation, trucking soils and water, nitrogen, plastics, and other pollutants.

Growing Cannabis on steep land has been and continues to be destructive to our Rangelands and our communities. We are strongly opposed to the dramatic expansion that this new ordinance proposes. This new proposal eliminates vital protections and do not provide us with an effective remedy for the destructive impacts of this industry. **It is irresponsible of the County to desire to move forward with a large expansion, with little public input and without Environmental Review (REI). The County does not have the track record or manpower to support this expansion.**

Garbage: The County dump cannot process all this industry generates fast enough so it gets dumped in the ditches. The local population has to spend weekends cleaning up the mess of a large transient population while begging the County for services.

Water: Water trucks are a major source of water to those Cannabis grows as water sources are extremely limited on Rangeland. Those trucks drive by my house every single days from April to October. Millions of gallons per season pass Black Butte Bridge.

Those trucks are obnoxious and in operation day and night, which is destructive to our roads, buckling under the weight and ruinous to the peace and quiet we once enjoyed. Many private wells are becoming mini water districts and selling water to all those not insured and not registered water trucks.

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Diverting water to all these grows sites is depriving our wildlife and our watershed of much needed water in these drought years.

Excavation: Rangeland is very steep with few flat areas to accommodate 10,000 sq.ft hoop houses. Major grading and displacement of earth is done by heavy equipment operators who are often unprofessional and unpermitted. These hoop houses are then terraced on very steep hills that would never qualify for a permit. They are causing excessive sedimentation of our rivers and streams.

Soils: This industry is not typical "farming" because all the soil is transported great distances in 50 lbs plastic bags or in bulk with semi trucks on our small dirt roads. That soil has a high carbon footprint as does the high levels of nitrogen used by this industry, which is now choking our rivers with toxic algae.

Generators and lights: We hear generators all night long supplying lights to those hoop houses. They light up the sky for several months to produce early crops. We can see those light everywhere on our Rangeland which is detrimental to our wildlife.

Plastic: Our Rangeland is now covered with plastic. Plastic hoop houses, several layers to cover them, plastic pipes by the thousand of miles drying in the harsh sun, plastic bags left on the ground, plastic netting trapping wild animals, plastic tanks, plastic ground covers and plastic wall to hide all this from our eyes. All this plastic is left there to dry in the sun and turn into nanoparticles leaching into the soil forever. Cannabis - the Medical plant ?. At what environmental cost and negative health impact?.

BOOM AND BUST: What is going to happen when the price of Cannabis will go down to \$ 100 or \$ 200 lbs as the market will be flooded? We see the price already plummeting and more will be grown every where else.

Most of those farms won't be able to operate and will be abandoned. All the plastic will be left behind with the garbage. Will the tax payer, who largely opposes this new ordinance, be expected to pay for the clean up?.

FIRES AND SAFETY: We have seen 4 fires around Mendocino Pass Rd in the last 10 years. All this burning plastic is a toxic health threat. Horrible danger to the fire fighting crews. Those grow sites employ many workers who live in squalid conditions: make-shift camps without sanitation and safety. Our Sheriff cannot keep up with the crime problems that we now have, because of this industry and many of us no longer feel safe living here.

We need more enforcement, not more grows.

Until the County can effectively deal with the 1000 pending applications we cannot support the expansion of cannabis farming in Mendocino. It should be scaled back and situated where there is water and good infrastructure in place. Rangeland is too environmentally delicate for this sort of agro-business.

I urge you to reject this proposal.

Sincerely,
Liliane Ninaud.

James Feenan - Fwd: No on 10%

From: PBS PBS
To: Cannabis Program
Date: 3/17/2021 8:30 AM
Subject: Fwd: No on 10%

Mendocino County

MAR 17 2021

Planning & Building Services

Planning & Building Services Staff

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>>> Mona <monakrupski@gmail.com> 3/17/2021 8:16 AM >>>

I am writing to oppose the 10% ordinance which will open up grows to even more land. As a residence of Mendocino Cty, I can not fathom , if you live here, how this could be acceptable. Here in Round Valley, the grows have brought increase in crime, trash, noise, influx of transients, unsightly black plastic fences and most important the **over use of limited resources** And without the resources to deal with these issues. The current mess must be cleaned up before anything like this disastrous ordinance is even considered.

I also wonder how something that would effect the entire county, and important to us all, is decided by a board and not put to a vote.

Please, for the good of the county JUST SAY NO TO 10%.

Mona Krupski
POB 708
Covelo, CA

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James Feenan - Fwd: Item 6b set for March 19, Planning Commission meeting, Commercial Cannabis Activity Land Use Ordinance

From: PBS PBS
To: Cannabis Program
Date: 3/17/2021 8:28 AM
Subject: Fwd: Item 6b set for March 19, Planning Commission meeting, Commercial Cannabis Activity Land Use Ordinance

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>>> Cathy Monroe <cathy.monroe@gmail.com> 3/16/2021 10:44 PM >>>

I am appalled like many others with the Commercial Cannabis Activity Land Use Ordinance that will be item 6b on your upcoming Planning Commission meeting on March 19. While it is tempting for the county to avoid a CEQA review by pushing this forward quickly I feel that it is unconscionable when the possible environmental impacts are substantial and long lasting. I strongly agree with the letters of opposition written by Ellen Drell and Sheila Jenkins. While the current ordinance needs fixing it especially needs enforcement before considering any expansion. I am concerned with the removal of many protections that were included in the current ordinance developed from extensive public input. These include no further rangeland cultivation, the banning of tree removal, restrictions on water sources, and protection for our dark skies. Concerned citizens, including myself, invested hours attending meetings to give input. Where I live in northern Redwood Valley there is now a distinct glow from cannabis grows to my north where there is no urban development (Willits is to my west). Just last week I became aware of property on the east side of the valley where the new owner has bulldozed a road up the hillside and removed two enormous "heritage" valley oaks (one with a diameter over 4 feet) while leveling two areas that suspiciously look like they could become cannabis hoop house sites. I have been hearing lately of more and more parcels being purchased with cannabis speculation. My feeling is that if the county opens up for major expansion as proposed the developers are there ready to charge into action, vastly changing our landscapes. That the county is considering allowing 10% of properties over 10 acres seems like an open invitation for more cannabis mayhem and a likely demise of the lovely Mendocino County that draws tourists here. Besides current environmental degradation and the overtaking of limited water resources by a thirsty crop, I feel that cannabis production with its high fences and reclusive owners is eroding the vital sense of community that has been built up in this county. I have been a county resident since the early 60's and have been proud of the way our residents pull together to support our community at large. The generous

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outreach after our devastating wildfires is witness to our community spirit. Many people that have chosen to take roots here have recognized our valuing of community, but may now see this value deteriorating and are choosing to leave.

In short, we need to take time and envision how we want the cannabis industry to fit into a Mendocino County where we want to live. We want to take pride in the way we properly steward our natural resources for now and the future. As I understand it, this proposed ordinance will not take us there without careful crafting. I can see how a discretionary process can make sense but it must include some bottom line restrictions that offer many of the protections attempted with the first ordinance; no expansion into rangeland, properly permitted water sources that don't include trucking water in, maintaining dark skies, and size limitations (well below 10% of a 50 acre piece). The cumulative impact of water use and roads must be taken into account beyond permits, standing alone. It seems that cannabis would best be permitted only on ag land where water and access have already been developed and grows can be easily monitored. And, of course, good enforcement will be essential along with halting the multitude of illegal grows.

Sincerely, Cathy Monroe

James Feenan - Fwd: Re: OA_2021-0002 3/19/21 Cannabis Phase 3

From: PBS PBS
To: Cannabis Program
Date: 3/17/2021 8:28 AM
Subject: Fwd: Re: OA_2021-0002 3/19/21 Cannabis Phase 3

Mendocino County

MAR 17 2021

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>>> James Roberts <jtroberts@icloud.com> 3/16/2021 8:29 PM >>>

Dear Honorable Planning Commission,

As a Mendocino County resident for 30 years, I am concerned about the aggressive cannabis cultivation expansion that is being proposed in Phase 3. I am a proponent for growth in our county and maximizing tax revenues, but it should be measured and thoughtful growth as opposed to opportunistic growth. I truly appreciate the efforts of the Ad Hoc team in solving some of the issues with the current ordinance, but we must first process our legacy Phase 1 applicants (small local farmers) before moving onto scaled up operations that will have a greater impact to our communities. We have a catchment with over 1000+ family farms that the county cannot currently process. There is messaging that these applications will not pass, but the reality is that there has been very poor communication with the applicants and an evolving process that leaves these files incomplete. We are one of those applicants with a small outdoor sun-grown cultivation, and have documented well the amount of times we have reached out to the Cannabis program for a status or direction on our file that has been there since 2017. I understand the pressure in a race with neighbor counties to capture a market, but opportunity can easily become a disastrous if you are not fully equipped to execute it.

Mendocino County has a brand and legacy in cannabis. We need to be very careful about protecting that and scaling growth with thoughtful intentions towards our environment, residents and the market value of the products we produce. If the county pushes for this path early on, all we become is real estate to be purchased by outside interests and not real communities whose land owners live here and care about this place. I live and work in Anderson Valley which has vast swaths of vineyards owned by very few who live in counties outside of ours. All the money travels directly out of our community as we struggle for basic resources and the needed sustainability for our residents. We need to learn from our experience and we need better than this for our residents and future generations.

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My hope is that you consider pacing this growth in stages, honor your commitment to Phase 1 applicants by processing them and create a plan to staff up for discretionary permitting with planners that have institutional experience before changing zoning and ramping up expansion.

Kind Regards,

Jim Roberts
The Madrones & The Brambles
The Bohemian Chemist
Sugar Hill Farm, LLC
9000 Hwy 128
Philo, CA 95466

www.themadrones.com

James Feenan - Fwd: No on agenda item 6B-Phase 3 Cannabis Ordinance

From: PBS PBS
To: Cannabis Program
Date: 3/17/2021 8:28 AM
Subject: Fwd: No on agenda item 6B-Phase 3 Cannabis Ordinance
Attachments: cannabis 3-21.pdf

Mendocino County
MAR 17 2021
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>>> "Tina Wilson" <covelocows@willitsonline.com> 3/16/2021 8:18 PM >>>

Please see attached comment to agenda item 6B Phase 3 Cannabis ordinance considerations.

Thank you.

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To: Planning Commission Members, Mendocino County

March 16, 2021

RE: Agenda item Cannabis Expansion

There are many reasons to not expand regulations allowing the cultivation of more cannabis in Mendocino County. Cannabis cultivation has already exceeded the point where it is detrimental to the citizens, natural resources, and environment.

Our beautiful county is being trashed and polluted. Unregulated expansion of this industry is in no way sound, either environmentally or in terms of public safety and does not serve the people or the health and beauty of this county's landscape.

Rangeland can never be returned to its natural, pristine state after these types of abuses as once the ground is disturbed or poisoned, it is difficult and expensive to attempt restoration.

According to a letter drafted by Devon Jones of the Mendocino County Farm Bureau, "The U.S. Department of Agriculture (USDA) does not recognize cannabis as an agricultural commodity which is why the county department of agriculture crop reports can include cannabis as an addendum, but not as part of the crop statistics reported to CDFA and then in turn to USDA. The same can be said for organic designation, federal incentive programs like EQIP and others, and pesticide use under Federal law. Cannabis remains federally illegal, which brings numerous complications into the conversation of comparing cannabis to traditional agriculture. CDFA must be considerate of this federal designation or there could be implications for federal funding provided to the department for various programs. CDFA administers sections of division 10 related to the cultivation of cannabis, but cannabis is not regulated under the Food and Agricultural code like traditional agricultural commodities. Cannabis is not eligible as a qualifying use in the Williamson Act Program, is not privy to the California Marketing Act, the California Seed Law, or nursery licensing, among other things, because it is not a bona fide agricultural commodity."

Who will clean up the trash around these grow sites, legal and illegal, when growers are busted, the cannabis market bottoms out, or growers just walk away? On the rangeland grows, they leave the mess-plastic, toxic herbicides and pesticides, batteries, butane cannisters, propane cannisters, feces, black plastic, drip lines, tin, food and beverage containers, pvc, shacks and clothing, tents, sleeping bags, and roaming guard dogs they turn loose to fend for themselves. On the town or city grows, there are abandoned hoop-houses, vehicles, campers and trailers, gas cans/barrels, trashed homes and sheds/barns, and any number of other types of refuse left for somebody else to clean up.

The erosion from illegally constructed access roads and stealing water from streams, rivers, and springs has impacted our environment. Pumping water and water truck deliveries all spring, summer, and fall have impacted water tables in many communities. A driver is at risk of running into unlicensed drivers and uninsured trucks using tens of thousands of gallons of fuel that have torn up mountain roads in Mendocino, Trinity, and Humboldt counties. Cannabis growers trespass on private, State, and Federal properties for unpermitted grows. Indoor grows use huge amounts of fossil fuels or electricity for their grow lights and fans-or if solar there will be the issue of solar panel and battery disposal one day- along with the pvc and white and black plastic once the useful life has been exceeded-or the money drops out of the market and the folks move out and leave the rubbish behind. There is noise waste from generators running, light waste from running grow lights all night long, and terrible odor of cannabis during the harvest season. Cannabis growers have driven up the price of property-good for a seller, but not good for young agriculturalists trying to make a legitimate go of expanding their owned or leased properties or educators, medical professionals, tradespeople, and businesspeople moving to rural areas. With the garbage and potential toxic chemicals left behind an abandoned grow, nearby properties will lose significant value in the future.

Look at the criminal element troubles that the 'Emerald Triangle' has now. People are starting to feel unsafe on their own properties with people coming to these counties to rip people off. Law enforcement statistics show increased crime; home invasions, theft, intimidation, car jackings, robberies, rape, assault, missing persons, unsolved murders that all come along with cannabis and the people propagating it, along with other drugs such as Meth, Cocaine, heroin, and a variety of regulated pharmaceuticals such as OxyContin, etc. that tag along.

The entire industry is setting a terrible example for the youth; federally illegal activities that have become known as a legitimate career choice. Or, if you are unwilling to work for a living, arm yourselves with guns and knives and take the packaged product or money from people who worked all season to produce it by whatever force necessary.

It is hard to tell what will happen long term in Mendocino county, but it sure is headed in the wrong direction. Please consider all the reasons NOT to approve agenda item 6b Phase 3 Cannabis Ordinance that will continue to encourage bringing all these hazards to agricultural rangeland and other zones. Do you really believe all this cannabis will be legally grown, taxed, sustainable, and used for medicinal purposes? Think again.

Tina Wilson
Covelo, CA

Mendocino County

James Feenan - Public Comments

MAR 17 2021

Planning & Building Services

From: Cannabis Program
To: James Feenan
Date: 3/17/2021 8:52 AM
Subject: Public Comments
Attachments: Fwd: re: 6b. Opposition to the proposed New Ordinance.; Fwd: No on 10%; Fwd: Item 6b set for March 19, Planning Commission meeting, Commercial Cannabis Activity Land Use Ordinance; Fwd: Re: OA_2021-0002 3/19/21 Cannabis Phase 3; Fwd: No on agenda item 6B-Phase 3 Cannabis Ordinance; Fwd: Re: Reject Proposed Changes to Cannabis Cultivation Ordinance; Fwd: OA_2021-0002 (Cannabis Cultivation) (Phase 3); Fwd: Re: No on 6b Commercial Cannabis Activity Land Use Ordinance; Fwd: Proposed Cannabis Ordinance; Fwd: Proposed Cannabis Changes, Agenda Item 6b

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>>> Teri Aparicio <tntzranch@hotmail.com> 3/16/2021 8:16 PM >>>

To the Planning Commission:

I am a concerned resident of Mendocino county and have lived here for 35 years. This proposed Cannabis cultivation ordinance offers no solutions to the ongoing problems we already face.

Why would you even consider

to liberalize the current rules in favor to further endanger our environment? I have seen what has been developed up here on Shafer Ranch Road in the past 5 or so years, and it is not good. Many parcels are rented out to Cannabis growers that have no water source. Water trucks are hauling in loads of water and ruining our private road. We, the property owners, pay annual dues to maintain our roads to make them safe and accessible for our residents. The Cannabis growers do not contribute to fund road maintenance and by hauling in bulk water, soil, leave the repair costs to responsible property owners.

It appears that our county doesn't even enforce its current mandate. How can you expect myself or my neighbors to accept your proposal to expand the Cannabis Cultivation Ordinance?

I don't think so.

Put on your BIG BOY PANTS and don't go down this RABBIT HOLE!

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Sincerely,
Teri Aparicio

James Feenan - Fwd: OA_2021-0002 (Cannabis Cultivation) (Phase 3)

From: PBS PBS
To: Cannabis Program
Date: 3/17/2021 8:27 AM
Subject: Fwd: OA_2021-0002 (Cannabis Cultivation) (Phase 3)

Mendocino County

MAR 17 2021

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>>> Jessica Harness <jessharness731@gmail.com> 3/16/2021 7:41 PM >>>

Dear Planning Commissioners,

I am writing to express my strong opposition in the 10% expansion for cannabis cultivation.

I don't understand why this massive expansion? Why can't we put a cap on Phase 3? How about a 1-acre cap? I believe that's a reasonable acreage.

Most small cannabis farmers can not afford to operate a mega scale industrial farm, those are set up for corporations with big money and they may use individual licensees as loopholes to stack licenses. When our county started opening up for corporate farming, small farmers will be pushed out or forced to work for them, and we all know how that looks like. I personally think it's a systemic modern day slavery.

Other than economic impact on small farmers. I'm more worried about our environmental impact, water usage, wildfires, and wild animals. Our state is facing a very critical drought problem. We recently drove by Lake Mendocino, Clearlake, and Lake Shasta, all of them look scarily low. Drought also leads to fire, and we are in the center of wild and forest fire. Do we really have enough water to support that kind of expansion? Our policy makers should not only see short-term profits, but to invest in our environment.

Why can't Mendocino county be a unique place where produce of food and cannabis comes from small farmers ONLY? Please consider our future on this earth, thanks.

Sincerely,
Jessica Harness

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James Feenan - Fwd: Proposed Cannabis Ordinance

From: PBS PBS
To: Cannabis Program
Date: 3/17/2021 8:22 AM
Subject: Fwd: Proposed Cannabis Ordinance
Attachments: 3_21 Planning Commission.doc

Mendocino County

MAR 17 2021

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>>> Dennis Slota <dennisndori@pacifc.net> 3/16/2021 6:55 PM >>>

Please see the attached letter.

Thank You,
Dennis Slota

124

Dennis Slota
P.O. Box 822
Willits, CA 95490

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

March 16, 2021

Dear Planning Commissioners:

I, along with many neighbors and friends, oppose the proposed changes to the existing Cannabis Ordinance simply because this County cannot manage the existing Cannabis community. The Sheriff has publicly stated that he is over-whelmed and under-gunned dealing with Cannabis. The County Planning, Code Enforcement, and Agriculture Departments are all essentially leaderless with high turn-over rates in all positions, are severely under-staffed and over-worked. How are they going to manage this huge increase in workload?

Previously, the Agriculture Department issued cannabis permits, about 50% of which were issued illegally, as they did not conduct a sensitive species review. It is an extremely sad state of affairs to report that we have absolutely **no confidence in any of these departments** to be able to enforce the current Ordinance, let alone handle a major industrial scale expansion across the County landscape.

The latest posted information from Mendocino County Code Enforcement is from 2018 and just over \$45,000 in fines were collected. This is in sharp contrast to Humboldt County where active enforcement brought in over \$4 million dollars last year. Mendocino County has two Cannabis Code Enforcement Officers and a total of 4 (mostly new) Cannabis planners. Compare this to the 16 Cannabis Planners, 3 Administrative, 9 Cannabis Code Enforcement, 4 Sheriff Cannabis only, 2 legal aides and one 3rd party Cannabis person working in Humboldt County. Humboldt County would likely increase their staffing, were they to adopt a major expansion as proposed here.

Residents of Shafer Ranch Road are already heavily impacted by road damage caused by water trucks delivering to grow sites, along with the dust and noise of these large trucks on a private rural residential road. Most of the 30+ years we have lived here, things have been stable. Now I can no longer ride my bike in certain areas due to guard dogs and a lack of desire, as the view has been ruined by trash, plastic debris, black plastic visquene fences, etc. Our property values have already been diminished by existing growers; please don't open up the barn door to hordes more of them.

We agree that the current Ordinance needs improvement such as banning trucked-in water and limiting use of hoop and greenhouses. Were this County to have a fully functional and properly staffed Planning, Code Enforcement and Agriculture Departments, this proposal could be considered on it's merits. However, even then significant changes need to be made. For example, cut the permit lengths in half. Require an annual site visit, paid for by the grower, to ensure that Use Permit conditions are being implemented. Fuel storage is important and standards must be explicitly stated, not left for applicant to figure out. All Code Enforcement and annual site inspections and actions need to be posted on the internet, so the public can monitor if these agencies are doing their job, which at present they are not, due to insufficient qualified staff.

Sincerely,
Dennis Slota

James Feenan - Fwd: Re: No on 6b Commercial Cannabis Activity Land Use Ordinance

From: PBS PBS
To: Cannabis Program
Date: 3/17/2021 8:27 AM
Subject: Fwd: Re: No on 6b Commercial Cannabis Activity Land Use Ordinance

Mendocino County

MAR 17 2021

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>>> Kate Marianchild <katem@mcn.org> 3/16/2021 7:33 PM >>>
Cogent and to the point.

Martha Barra came up with the idea that we should say that the impact of this ordinance on the county would be so enormous that it should be put on the November 2021 ballot, not decided by five people.

Hope we don't have to mount an initiative campaign.

Kate

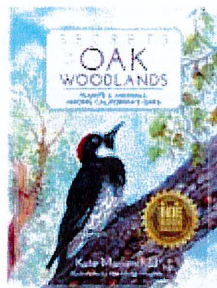
~~~~~  
Kate Marianchild

Author, *Secrets of the Oak Woodlands: Plants and Animals among California's Oaks*  
[www.katemarianchild.com](http://www.katemarianchild.com) [707-463-0839](tel:7074630839) (h) / [707-472-1930](tel:7074721930) (c)

Learn how to help insect and bird populations recover [here](#).

Available for purchase: [Secrets of the Oak Woodlands](#) (signed copies);  
[Close-focus binoculars](#); [Oak Identification Guides](#) (full color, laminated).

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To unsubscribe, email [katem@mcn.org](mailto:katem@mcn.org) with “unsubscribe” in the subject line.

On Mar 16, 2021, at 2:09 PM, Serge Scherbatskoy <[serges@sonic.net](mailto:serges@sonic.net)> wrote:

To the Mendocino County Planning Commission and Board of Supervisors,

Please do not enact this flawed ordinance, a rushed and incomplete attempt at addressing the critical issues around cannabis cultivation.

We need enforcement of the existing laws. Apparently the Board of Supervisors has refused our Sheriff's personnel request for more deputies. Only enforcement will drive illegal growers into a legal & revenue producing system.

The enforcement of Use Permits has been admittedly non-existent. It's almost impossible to even get a building permit inspection in Covelo.

We need simplifications of the existing ordinance to enable & encourage small-time growers to register, and enabling the sheriff to separate the harmless legal from the rampant unregulated illegal growers.

We need protections against crime and violence, generator noise, nighttime light pollution, water diversion, deforestation. Is this what the Planning Department does?

If you live in a nice quiet urban area, you probably have no idea what it's like having motorcycles, ATV's and water trucks rumbling around at all hours of the day and night, having murder and violence only a few hundred yards from your house, your peaceful night-time rest made impossible by the glow in all your windows and the constant hum of generators everywhere.

Please heed the concerns of your constituents who elected you, create more revenue for the



county, and avoid further legal challenges and lawsuits, by rejecting this flawed concept.

Sincerely  
Serge Scherbatskoy  
Hulls Valley Rd  
Covelo