

Angie Lane - Agenda item 6B

From: Jeffrey Little <jtlittle45@gmail.com>
To: "bos@mendocinocounty.org" <bos@mendocinocounty.org>
Date: 3/14/2021 9:27 AM
Subject: Agenda item 6B

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

Jeffrey Little
428 N Pine St Ukiah

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From: Jsheppard <jsheppard@pacific.net>
To: <bos@mendocinocounty.org>
Date: 3/15/2021 9:41 AM
Subject: Unhelpful use permit process

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

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

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

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

It's time to think preservation.

Thank you for your consideration.

Janie Sheppard
5th District resident

Sent from my iPad

Angie Lane - Cannabis Ordinance Opposition

From: Mary Jane Cummings <firewalkerwoman@outlook.com>
To: "bos@mendocinocounty.org" <bos@mendocinocounty.org>
Date: 3/15/2021 9:50 AM
Subject: Cannabis Ordinance Opposition

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

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Building Services

To: Board of Supervisors
Mendocino County

Re: Cannabis Ordinance Opposition

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

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Angie Lane - Fwd: Phase 3

From: PBS PBS
To: James Feenan; Angie Lane
Date: 3/18/2021 10:10 AM
Subject: Fwd: Phase 3

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

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

Coast Office:

120 W. Fir St, Fort Bragg CA 95437

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

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

>>> David Bailey <kokuashi@gmail.com> 3/18/2021 9:02 AM >>>

To whom this concerns,

I David Bailey owner of Fish Rock Farms, small outdoor cannabis grower of Mendocino Co. support MCA recommendations.

Fish Rock Farms is a Organic fully sustainable Cannabis Farm.

Small family Cannabis farms are important to community and families of Mendocino.

Sincerely David Bailey owner

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Angie Lane - Cannabis Cultivation and Law Enforcement

From: Lynn Williams <lynnlouise24@yahoo.com>
To: "bos@mendocinocounty.org" <bos@mendocinocounty.org>
Date: 3/15/2021 10:20 AM
Subject: Cannabis Cultivation and Law Enforcement

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Framing & Building Services

Dear Board of Supervisors,

I was surprised and disappointed that you voted against Sheriff Kendall's budget increase, to add man-power to deal with the cartel element that's known to run illegal grows in our county. We need this and we're fortunate to have law enforcement willing to take it on, and you don't want to spend the money!?!? That's short-sighted. And dangerous.

Back in 2014, while collecting signatures for the Mendocino County Community Bill of Rights campaign, I'd ask if people would be willing to sign a petition to help keep Mendocino County water clean. At least three times over a couple weeks people (a couple and two individuals) shared that fracking (one of the issues in that campaign) was the least of our problems. They talked about illegal grows on their own properties or adjoining public lands that law enforcement wasn't equipped to deal with. They shared that older family members were afraid to ride horses on the same trails they'd ridden for decades because it was too dangerous.

Don't ignore this problem. Please reverse your position on funding additional law enforcement officers. It's time to deal with this. It's not going to go away on its own! Thanks.

Sincerely,

Lynn Williams

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Angie Lane - Destruction

From: Gail Richards <grichards3@comcast.net>
To: <bos@mendocinocounty.org>
Date: 3/15/2021 11:52 AM
Subject: Destruction
Cc: Nancy Stipe <njstipe@sbcglobal.net>, <UnderhillsWesternCraft@comcast.net...>

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 Planning & Building Services

Dear Board of Supervisors,

Copied below is a heartfelt essay written by a long-time resident of Little Lake Valley, Mary Ann Underhill. Please read it and try to understand our concerns. Additionally, read it into the record of your next Board of Supervisors' meeting.

Gail Richards
[707.459.4860](tel:707.459.4860)

Mary Ann Underhill
 March 13 at 7:15 PM

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

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

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

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

we will be looking out at nothing but hoop houses, plastic waste spread across land that

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used to grow feed or raise livestock, trash blowing in the wind, and hung up on the fences.

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

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

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

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

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

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

I wish

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

From: linda burris <linda_burris@hotmail.com>
To: "bos@mendocinocounty.org" <bos@mendocinocounty.org>
Date: 3/15/2021 12:52 PM
Subject: Agenda Item 6B, New Cannabis Ordinance

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MAR 18 2021
Planning & Building Services

To the Board of Supervisors:

Re; Agenda Item 6B

I am opposed to the circumvention of environmental review by the BOS in order to enact a new cannabis ordinance. I feel this new ordinance will have a negative effect on our county's safety, health, and environment, as well as adversely affecting our ability to maintain county citizens' control over local issues and institutions.

I urge you not to pass this poorly designed new ordinance.

Regards,

Linda Burris

Sent from my iPhone

Angie Lane - letter re. GB

From: Denise Doering <denise@pacific.net>
To: <bos@mendocinocounty.org>
Date: 3/15/2021 3:20 PM
Subject: letter re. GB

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Planning & Building Services

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

Re: GB Cannabis Cultivation Ordinance

March 15, 2020

I agree with Sherriff Kendall, 5th 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.

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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

Angie Lane - MCA Memo on Proposed Phase 3 CCAO for Planning Commission

From: MCA Administrator <admin@mendocannabis.com>
To: <bos@mendocinocounty.org>
Date: 3/15/2021 3:58 PM
Subject: MCA Memo on Proposed Phase 3 CCAO for Planning Commission
Cc: Dan Gjerde <gjerde@mendocinocounty.org>, John Haschak <haschakj@mendocin...>
Attachments: 2021-03-13_MCA_PlanCom Memo_Phase 3.pdf

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Honorable Supervisors,

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.

Best,
Michael

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Michael Katz
Executive Director
Mendocino Cannabis Alliance

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MendoCannabis.com
[707-234-5568](tel:707-234-5568)



Angie Lane - Fwd: I oppose the 10% of acreage expansion for cannabis cultivation

From: James Feenan
To: Angie Lane
Date: 3/17/2021 4:15 PM
Subject: Fwd: I oppose the 10% of acreage expansion for cannabis cultivation

James F. Feenan

Commission Services Supervisor
Mendocino County Planning & Building Services
860 North Bush Street, Ukiah CA 95482
My Direct Line: [\(707\) 234-6664](tel:(707)234-6664)
Main Line: [\(707\) 234-6650](tel:(707)234-6650)
Fax: [\(707\) 463-5709](tel:(707)463-5709)
feenanj@mendocinocounty.org
<http://www.mendocinocounty.org/government/PBS>

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>>> PBS PBS 3/17/2021 3:32 PM >>>

Planning & Building Services Staff

County of Mendocino
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>>> Tekla Broz <trbroz@gmail.com> 3/17/2021 2:58 PM >>>

March 16, 2021

Honorable Commissioners,

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I would like to ask you to delay or deny your approval for the massive expansion of acreage for cannabis cultivation, which would approve 10% of an owner's land in certain zones of land. You are being asked whether or not to recommend it as soon as possible as part of the Phase 3 opening of the County for non-legacy permits under our Cannabis Ordinance. It is my opinion that this expansion is an unpopular idea and would have such far reaching effects on our communities and economy that it should be put before the voters as a Measure to vote on, rather than just the Board deciding it for us. Please recommend opening Phase 3 without this gross expansion.

My name is Tekla Broz. I am a retired elementary school teacher, who has taught and lived in Covelo for over 30 years. I currently have a State provisional license and County permit for cultivating Cottage Tier I (2,500 sq. ft.) outdoor, organic cannabis.

As a cultivator, and as a community member I have many reasons for my opposition to this massive expansion. This explosive expansion is environmentally, economically, socially and from the perspective of law enforcement, an unsound idea.

It is environmentally unsound, as water is at a premium in our county because we are in the midst of climate change inflicted drought, with the resulting risk of massive fire danger and drought risk to existing crops. Trash from larger grows is already a problem for the County, in collecting, hauling, disposal and because of abandoned and dumped trash. To expand cultivation without addressing the trash disposal problem would be unwise. Even with individual EIR's required, there is no guarantee that the environment might not be adversely affected.

It is economically unsound, because a massive increase in the amount of cannabis produced in the County will only add to the current flood that is clogging our markets. We can only sell within the State at the moment. More cannabis is being produced (legally) than the market wants, and the prices are diving. When the state and international borders open up, as they inevitably will, we will all benefit, but by then it will be too late for most of the small legacy farmers, who will have been forced out of business, if you pass this unwise expansion.

The expansion would be socially unsound, because many of our rural, small communities and businesses depend on the presence of legal, local small growers in their schools, as invested community members working for the good of the community, and as workers paying into the local tax base. Larger grows, managed from a distance, would reduce the local populations of these small towns.

Such a large increase, (the current cap is at 10,000 sq. ft, which would change to an unknown upper figure, certainly in the tens of acres, and with no word on how many such permits will be allowed, or timeline to end this expansion) would be unsound in its effect on criminal justice. How would the County ensure the safety of these larger grows from marauding invasion burglaries, theft and vandalism when those are already happening at an unacceptable rate to the smaller growers? How will the County enforce the prohibition of illegal growing on this scale, which is already occurring and needs to be addressed? It seems that the ridiculously large, current illegal growing needs to be addressed before we try making legal grows to this scale. Are the County and State planning to elevate the numbers of law enforcement to our remote areas? Covelo and other outlying areas already suffer in general from not enough sheriff and CHP presence.

As you can see, there are many reasons why this precipitous expansion is ill-advised. Many, many residents who are not growers are opposed to it. Many local agencies and groups have written to oppose it. I support Round Valley Municipal Advisory Council, Laytonville Municipal Advisory Council, Willits Environmental Group, Covelo Cannabis Advocacy Group and multiple community members, including some from Round Valley Tribes, all of whom are opposed to this expansion.

Please allow us to put the expansion idea to the voters to express their opinions. The County is receiving multiple petitions against it, but they cannot be verified in the same way that a County wide election would be.

Please recommend passing the Phase 3 section of the ordinance without this ill-considered, hasty, exponential expansion of acreage allowed. If you must expand, cap it at 1 acre for now, and see how that goes. Err on the side of caution, rather than opening the floodgates and then regretting it.

Thank you for your attention to this long letter.

Sincerely, Tekla Broz



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MAR 18 2021
Planning & Building Services

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

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.

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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

My ranch off Hill Road, Round Valley, in
Mendocino County

March 15, 2021

Email: douglas.olcott@gmail.com

Mendocino County Board of Supervisors and

Special Planning Commission meeting on March 19, 2021

Email: bos@mendocinocounty.org

RECEIVED
MAR 18 2021
Planning & Building Services

Re: The proposed new Commercial Cannabis Activity Land Use Ordinance, Agenda item 6B

I wish to express my opposition to the proposed new Commercial Cannabis Activity Land Use Ordinance for the following reasons.

- 1) It will eliminate the following protections put in place by the existing ordinance regarding land use for cannabis activity:
 - 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 phase-out timeline for generators as the primary power source
 - The protections against light pollution
 - The requirement for a detailed analysis of the effect on the watershed of any new cultivation.

Use Permits are issued for a minimum of 10 years with indefinite renewals and accompany the property regardless of any change in ownership. Use Permits in this County are rarely, if ever, monitored by County staff, as has been angrily pointed out by residents who have appeared before the Board in the past. Of particular concern to me as a rancher and grower of grains for grass-fed livestock for over twenty years in this County, which activities I have done in addition to my full-time work as a computer engineer in "Silicon Valley", and as a member of the Ukiah Grain Cooperative which is trying to encourage the growth of traditional grains in this County and an informal member of the organic farming community in Round Valley, is the provision that would open all of the 738,00 acres of our rangelands to development and allow up to 10% of any parcel of 10 or more acres in the Agriculture, Upland Residential, and the Rangeland Zones to be converted to cannabis. Measure AF, which proposed cannabis in almost every zoning district, went down to defeat in 2016, which shows that there is not much community support for unrestricted development and marijuana cultivation, and I can attest that the Farm Bureau does not support this new proposal.

2) Environmentalists and climate activists do not support this proposal.

This proposal 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 continue to preserve our rangelands we would be able to meet that 30% goal.

As a member of the Friends of the Eel River organization (website: eelriver.org) I am particularly concerned about and involved in restoring the salmonid spawning on our Eel River and its tributaries, spawning which requires cool, running water free of pollutants and mitigation of the erosion of river and stream banks which causes a loss of tree cover and a rise in the water's temperature. The algae-choked rivers and streams we see now across our County are in part due to the unsupervised and generally illegal taking of water for large-scale marijuana cultivation and storage in hauled-in large tanks and the dumping of fertilizers and pesticides into those waters. An increase in large-scale marijuana cultivation will only exacerbate these problems and make the restoration effort more difficult.

The prohibition on new cultivation in the County's rangeland zoning district, which is basically the eastern third of the County, is particularly important now after four straight summers of increased fires, because this is an area that is generally dry, with only seasonal and unpredictable water sources, having many areas with poor and erosion-prone soil, and generally remote and with rugged terrain and therefore difficult to reach with fire-fighting equipment. It is also an area with much wildlife, which needs to be protected, and which is occupied by some members of the Round Valley Indian Reservation

We all know that we need to find new sources of funding to increase enforcement of our existing ordinance but this new ordinance is not the solution to that problem. A change of this scale should be broadly and openly discussed with the community, and should, at the very least, require a full Environmental Impact Review (EIR). I have ideas to share with you about how to improve surveillance of marijuana cultivation and the environment which I would like to do in future meetings.

Thank you for your consideration of my arguments.

Douglas Olcott

PhD Stanford, M.A. GIS/Remote Sensing/Environmental Studies

January 22, 2021

FROM: Mendocino County Climate Action Advisory Committee (MCCAAC)
Shai Larsen, Secretary
Albion, CA 95410
shailarsen3@gmail.com

RECEIVED
MAR 18 2021
Planning & Building Services

TO: Mendocino County Board of Supervisors
501 Low Gap Rd.
Ukiah, CA 95482
bos@mendocinocounty.org

Re: The Mendocino County Cannabis Cultivation Ordinance and Effects on Climate Change

Dear Chair Gjerde and Members of the Board;

The Mendocino County Climate Action Advisory Committee (MCCAAC) would like to draw your attention to the potential consequences, both positive and negative, of the County's cannabis cultivation program on the three county-wide goals of the MCCAAC: reduce greenhouse gas (GHG) emissions, increase carbon storage capacity in the County, and prepare to cope better with the economic and environmental impacts of climate change processes already underway.

Impacts of Expanded Cannabis Industry

Land use decisions relative to the cannabis industry significantly affect all three of these goals. The legal cannabis industry provides a powerful impetus for infrastructure development wherever this activity is allowed. These impacts extend far beyond the actual cultivation area itself. Depending on the location, there could be a need for road improvement and/or new road construction; development of water source and irrigation delivery systems; and clearing and grading for construction of associated structures including buildings for storing and processing. Depending on the size of the operation, employee housing and other employee facilities could be needed. There will be impacts from vegetation clearing for improved road access and fire protection, as well as from the use of artificial soils, fertilizers, pesticides, and plastics for ground covers, planting containers and hoop houses. If not already connected to an existing power grid, increased cannabis cultivation will require power generation either through an extension of the grid or from some other source. Additionally, there will be a need for proper on-site waste management, and the need for public services such as routine and regular inspections; convenient waste disposal facilities; law enforcement and fire protection; and, depending on the location, protection from wildfires.

Importance of Restricting Cannabis Cultivation to Zones Already Impacted by Commercial or Industrial Development

The same resource conservation and climate action principles that promote in-fill development in urban areas apply equally to this new economic enterprise. For this reason we strongly support

the prohibition of new commercial cannabis operations into the County's resource lands, including the County's rangeland zoning district (RL), contained in the existing cannabis cultivation Ordinance. We also support the underlying long term goal of directing new commercial cannabis cultivation to areas of the County already developed with roads, electricity, existing water sources, and other human impacts, i.e. RR-10, UR, Ag, Commercial and Industrial zones in the current Ordinance. We support the Ordinance's goal of re-directing new cannabis cultivation into Ag zoning districts with the caveat that cultivation practices do not displace food and fiber production or degrade the food and fiber productivity of agricultural soils and water resources through the use of quasi-industrial production practices such as the use of ground coverings using plastic, aggregate or other similar materials, permanent indoor grow facilities on concrete pads, etc., practices common to many cannabis cultivation operations. These types of operations should be restricted to Commercial or Industrial zones.

In addition, we strongly oppose recent efforts to open the County's entire 700,000 + acres of RL to new commercial cannabis operations either by amending the existing Ordinance, or more recently, by writing an entirely new Ordinance that would open the RL districts to new cannabis cultivation. The MCCAAC recognizes that there may be legitimate exceptions to the existing zoning limitations, but we recommend that such situations be considered on an individual basis and that site-specific remedies be sought, if warranted, rather than weakening the strong environmental and climate action protections of the existing Ordinance.

Carbon Storage and Greenhouse Gas (GHG) Emissions

By not encouraging a new wave of remote rural development, the existing Ordinance has the potential to further the mission of the MCCAAC to preserve the carbon storage capacity of County resource lands, including the County's rangeland's limited and critical water sources, and the carbon-holding capacity of its grasslands* and oak and mixed forest woodlands**. The existing Ordinance also avoids increasing GHG emissions through encoded land use decisions that result in fewer cannabis cultivation related vehicle miles travelled (VMT) for producers, distributors, inspectors, public service providers, employees, commercial deliveries, and travel to waste disposal facilities, (and fewer toxic garbage dumps throughout the County!).

Reduction of Fire Risk

Finally, the zoning limitations of the current Ordinance will not decrease the County's ability to be prepared for and to cope with wildland fires. In contrast, encouraging more remote rural development would create more opportunities for human-caused wildfire ignition. It could hamper efforts to introduce controlled burning across wildfire-prone landscapes, and given CalFire's mandate to protect property from wildfire, would add to CalFire's and the public's burden to provide ever more funding and personnel in an effort to defend private property threatened by wildfire. Ironically, during this last fire season, as the Board was directing staff to work on a new draft ordinance that would open the County's rangelands (RL) to cannabis cultivation, the August Fire was burning across two thirds of the rangelands of the 3rd District, and Covelo, Willits and Laytonville were bracing for an influx or surrounding evacuees.

The MCCAAC urges the Board to recognize the inextricable relationship of the recommended land use decisions contained herein on climate change and the public welfare.

The MCCAAC would also like to recommend amendments to the existing Ordinance that we think would further reduce GHG emissions from commercial cannabis operations and bring this new agricultural and industrial enterprise closer to being "carbon neutral", and in the case of in-the-ground, sun-grown farms, a potential net sequester of carbon:

1. Do not permit cannabis cultivation operations that use generators as a primary source of power, and allow generators only as backup power during a defined emergency such as a temporary power outage. Revisit Section 10A.17.070(F) of the Ordinance, which Section was amended to extend the generator "phase out" period for indoor and "mixed light" operations from two years to six years. We recommend reinstating the 2-year time period for phasing out generator use.
2. Do not permit cannabis cultivation operations that depend on the use of trucked-in water for cannabis cultivation or other cannabis cultivation-related water use. Not only do the water trucks emit significant GHG's as they rumble night and day to remote areas of the County, they are contributing to the rapid deterioration of both County and neighborhood-maintained roads. We recommend that commercial cannabis cultivation be permitted only, among other requirements, where a proven on-site water source is adequate to support the cultivation site and all associated cannabis activities, as well as residential uses, if applicable, and where it has been demonstrated by a qualified professional that there will be no negative impacts to neighboring properties or to the natural ecosystems of the watershed.
3. Due to their energy-intensive requirements**, limit indoor and "mixed light" cannabis operations to Commercial and Industrial zoning districts only, and require that all power use for such cultivation facilities be from renewable energy sources.

Thank you for your interest in and attention to these recommendations.

Respectfully Submitted,

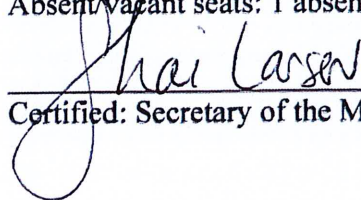
Shai Larsen, Secretary for the Mendocino County Climate Action Advisory Committee

It was moved by Committee Member Cathy Monroe, and seconded by Committee Member Randal MacDonald, that the above letter be sent to the Mendocino County Board of Supervisors, and carried this 15th day of January, 2021, by the following vote:

Ayes: 10

Noes: 0

Absent/vacant seats: 1 absent members, 4 vacant seats



date January 22, 2021

Certified: Secretary of the Mendocino County Climate Action Advisory Committee

- * Pawlok, Dass et al. 2018. Grasslands may be more reliable sinks than forests in California. Environ. Res. Let. Vol. 13, Number 7.
- * Minnesota Board of Water and Soil resources, 2019. Carbon Sequestration in Grasslands.
- * New York Times article, Science section, 12-3-12, by C. Claiborne Ry.
- * Chelsea J. Carey. Et al. Supporting Evidence varies for rangeland management practices that seek to improve soil properties and forage production. California Agriculture Vol 74, #2. (<http://calag.ucanr.edu> April-June 2020).
- * Statement from California wildlife Foundation/California Oaks Executive Director. Protecting and sustaining oak ecosystems is good climate policy. California Oaks newsletter Fall/Winter 2020. (www.californiaoaks.org)
- **Mills, Evan. 2012. The carbon footprint of indoor Cannabis production. Energy Policy 46 (2012).
- **Power Consumption for Cannabis Growers. Energy News. July 2019.

Angie Lane - Agenda item 6b

From: Marri Krch <marrikrch@yahoo.com>
To: <bos@mendocinocounty.org>
Date: 3/16/2021 7:22 AM
Subject: Agenda item 6b

RECEIVED
MAR 18 2021
Planning & Building Services

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](#)

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From: Patricia Clifton <patriciadianec@yahoo.com>
To: <bos@mendocinocounty.org>
Date: 3/16/2021 9:30 AM
Subject: Agenda Item 6b Cannabis Proposal

RECEIVED
MAR 18 2021

Planning & Building Services

Dear County of Mendocino Board of Supervisors,
March 16, 2021

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 a increase in 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 to be considered.

Our rolling golden hills and fertile valleys are already blighted by large plots of gleaming white plastic hoop houses. It seems counterproductive to increase this proliferation while at the same time trying to attract tourism with the beautification of the 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 our unique and varied landscape and partake of their services. A spread of 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 houses 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
Redwood Valley

165

From: Bruce Richard <bmrichard@comcast.net>
To: <bos@mendocinocounty.org>
Date: 3/16/2021 2:04 PM
Subject: Cannabis Ordinance

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Planning & Building Services

Board of Supervisors,

I am writing to urge you to rethink your proposed ordinance on cannabis cultivation. On your special March 22 meeting (PBS item 6B)

As written, it will encourage large, commercial, corporate grows. That's exactly what I do not want: big, out of county corporations continuing to mess up our land. We should be moving to the 30x30 environmental movement.

Bruce Richard,
Ukiah

Sent from my iPhone

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Angie Lane - Fwd: Cannabis ordinance

From: James Feenan
To: Angie Lane
Date: 3/17/2021 3:27 PM
Subject: Fwd: Cannabis ordinance

>>> PBS PBS 3/17/2021 3:26 PM >>>

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

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

Coast Office:

120 W. Fir St, Fort Bragg CA 95437

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

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

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MAR 18 2021
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>>> Penny Walker <pennywa@gmail.com> 3/17/2021 2:16 PM >>>

I am opposed to the proposed ordinance because:

- 1) The proposed ordinance eliminates hard-won protections for small growers and the environment which are part of the existing Cannabis Cultivation Ordinance. (See above.)
- 2) The proposed ordinance opens the door for massive expansion of cannabis cultivation in the county and thus creates powerful incentives for large-scale commercial and residential development throughout the county's remote, rural, environmentally sensitive landscape. This will add to the multitude of known and unknown impacts already affecting the county's human and natural environments.
- 3) The county does not have the budget, the staff or the track record to responsibly invite new cannabis operations at this time. The Board's primary responsibility now is to follow through on its obligations to current permittees, and to the taxpayers; to show that the county is capable of completing permit applications, and eliminating and cleaning up the hundreds of non-compliant, illegal operations.
- 4) The proposed ordinance, though promulgated as a solution to the present debacle, fails to remedy the spectacular failure of a citizen-driven complaint system of enforcement. It neither proposes or funds an alternative enforcement plan while blindly inviting more and larger operations into every remote, hidden, hard-to-access corner of the county.
- 5) The proposed ordinance wholly ignores the recommendations of the Mendocino County Climate Action Committee regarding the implications of land use development and the need to meet greenhouse gas reduction and carbon sequestration goals. It ignores the committee's recommendation NOT to open the rangeland zones to new commercial development. The

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proposed ordinance actually creates incentives for dispersed residential and remote rural commercial development which in turn would increase vehicle miles travelled for every aspect of new residential and commercial operations, and increase demands on fire fighters, among other things. In contrast, the existing ordinance prohibits new commercial cannabis development in the more remote undeveloped wildfire-prone areas of the county and instead directs new cannabis businesses to locate in zones already impacted by development, or where water and public services, including fire protection, are more readily available.

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

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

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

I urge you to stick with the current regulation of cannabis.

Penny Walker

Angie Lane - regarding agenda item 6B

From: <janae.k.stephens@gmail.com>
To: <bos@mendocinocounty.org>
Date: 3/16/2021 3:16 PM
Subject: regarding agenda item 6B

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 MAR 18 2021
 Planning & Building Services

To the Mendocino County Board of Supervisors:

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 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;

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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

Angie Lane - Phase 3 expansion

From: katie newman <ktnewnutz22@yahoo.com>
To: "bos@mendocinocounty.org" <bos@mendocinocounty.org>
Date: 3/16/2021 3:54 PM
Subject: Phase 3 expansion

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MAR 18 2021

Planning & Building Services

To All it Concerns,

I would like to voice my opinion in STRONG OPPOSITION to the phase 3 expansion. For countless reasons, not the least of which is agricultural worker housing and infrastructure. As a rural community based county, which appeals to most residents for its natural beauty, we do not want to live in the likes of the central valley, or even the wine industry based Sonoma County. We appreciate our trees, forests, open range lands and BOTIQUE style of life that comes from small family farms & ranches. We already face a homeless, defecation, and trash problem in our communities. There is still clearly a huge lack of education about regenerative, chemical free, land & water conscious cultivation practices. This pendulum of expansion is obviously one sided as the larger land owners can grow more & more, yet the small folks are still restricted from becoming permitted at all. This concept of 'big money grabbing' is blatantly near-sighted and not taking into consideration the long term effects on environment and quality of living for all life concerned. I urge you all, and hope with all my heart that this expansion is voted down; and more biodiverse economics are taken into more serious consideration.

Sincerely,
Katie Newman

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Angie Lane - Fwd: Do not desecrate public lands with unregulated industrial cannabis farming!

From: James Feenan
To: Angie Lane
Date: 3/17/2021 3:28 PM
Subject: Fwd: Do not desecrate public lands with unregulated industrial cannabis farming!

>>> PBS PBS 3/17/2021 3:27 PM >>>

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MAR 18 2021
Planning & Building Services

Planning & Building Services Staff

County of Mendocino

Main Office:

860 N. Bush St, Ukiah CA 95482

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120 W. Fir St, Fort Bragg CA 95437

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

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

>>> Merry Selk <merryselk@gmail.com> 3/17/2021 2:26 PM >>>

Dear Supervisors,

Please **stop cannabis industrial cultivation expansion in Round Valley** that will bring violence and environmental damage to our country, as it destroys the landscape we have enjoyed.

We rely upon the pristine Round Valley for the beauty of its landscape and the health it brings to those of us who are fortunate enough to visit, and for those who have lived here for generations. I am fortunate to be a lucky and frequent visitor to Covelo, with dear friends who have lived here for decades.

Already, murders, home invasions, car jackings, overdoses, suicides, and traffic accidents are out of control. This expansion of industrial cannabis cultivation will further decimate this rural community.

STOP IT please!!

Thank you,
Merry Selk

1016 Evelyn Ave
Albany CA 94706

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MAR 18 2021

Planning & Building Services

Proposed Commercial Cannabis Activity Land Use Ordinance

I have lived in the Eel River watershed for 40 years. When I first came here, there was a small pond near the road. Even in the month of August, there was water in that pond. Small native frogs thrived in it. Thousands of tiny pollywogs appeared in Spring. Now it's a mere puddle even in the winter months. The frogs are gone.

Gradually, the sound of water rushing down steep slopes has diminished. There is not enough water in the formerly fish-bearing creeks to support fish. Less and less rain has fallen.

The Eel River itself is drying out. Many years ago, when my grandchildren were younger, we used to go to the neighborhood swimming hole on the Eel. There was a deep pool there and a rope swing. I watched my little grandkids hurtle out over the pool and drop in. Now, No more rope swing. No more deep pool. My great-grandchildren will have to find some other way to frighten me.

Just upriver from the rope swing, there was another swimming hole. It was full of big fish. The river ran from bank to bank, even in the summer. Now, no pool. No fish to swim around with. Just a naked riverbed of dried-out gravel.

If there ~~were~~ fish, what would they eat? The enormous swarms of mayflies are gone. Last year I saw 3 mayflies. Populations of most species of insects have been drastically reduced in the last 40 years. Flycatchers no longer live in my oaks.

But enough of painful anecdotes. Before you go ahead with your current plans to let Big Ag into the drying eastern part of Mendocino County, do your research: Acquaint yourselves with precipitation records for the last 40 years, and with the Fish and Wildlife map of impaired streams in this watershed.

If Big Ag uses herbicides and pesticides on the eastern side as freely as Big Timber does on the western side, cumulative impact on the county's pollinators could be disastrous for all agriculture.

The water required for large-scale monoculture will drain this watershed to death. Fire runs right through here now. If this proposed ordinance gets implemented, we're cooked. Planning Commissioners, Supervisors, please don't let this happen to us.

Sincerely,

Ellen Faulkner P.O. Box 351, (18899 Scenic Dr)., Redwood Valley, CA

Angie Lane - No to Adoption of Mendocino Commercial Cannabis Activity Ordinance

From: Dan Holbrook <dwh1olaid@gmail.com>
To: <bos@mendocinocounty.org>
Date: 3/17/2021 2:09 PM
Subject: No to Adoption of Mendocino Commercial Cannabis Activity Ordinance

March 17, 2021

Mendocino Board of Supervisors
Mendocino Planning Department

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MAR 18 2021

Planning & Building Services

Input on Agenda Item 6B: Commercial Cannabis Activity Land Use

Although currently residing in Ukiah, we have lived and worked in Round Valley, off and on, for 45 years and have witnessed first hand the environmental/social damage the cannabis industry has done to our property and the fabric of Round Valley community. We have witnessed stream pollution, hazardous chemical use, generator noise, light pollution, non-permitted well drilling, road erosion caused by leaking water trucks, destruction of woodlands, and widespread dumping of plastic waste. Moreover, we have endured the indiscriminate discharge of weapons day and night- at times fearing for our families safety. Outlaw cultivators are running wild and seem motivated only by greed and short term profit.

For these reasons, and with cultivation already out of control (as witnessed by Sheriff Kendall), it is apparent that permitting more acreage for cultivation borders on foolishness-like adding fuel to the fire.

If you pass an ordinance that supports agribusiness and not rural communities, the citizens and landscape of Mendocino will undoubtedly be harmed.

Specific reasons are laid out in the following bullets:

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

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2) The proposed ordinance opens the door for massive expansion of cannabis cultivation on range lands and creates powerful incentives for large-scale commercial and residential development throughout the county's remote, rural, and sensitive landscape. This will add to the multitude of known and unknown impacts already affecting the county's human and natural environments.

3) The county does not have the budget, the staff, or a track record to responsibly invite new cannabis operations. The Board's primary responsibility is to current permit-tees and to the taxpayers; to show that the County is capable of completing permit applications, and eliminating and cleaning up the hundreds of non-compliant, illegal and hazardous operations.

4) The proposed ordinance, suggested as a solution to the present debacle, fails to remedy the failure of a citizen-driven complaint system of enforcement. It neither proposes nor funds an alternative enforcement plan; blindly inviting more and larger operations into every remote and hard-to-access corner of the county.

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

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

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

8) In contrast, the existing ordinance, IF ENFORCED, supports the vision shared by a majority of county residents – small scale, high quality, outdoor-grown cannabis, and NOT just another boom-and-bust exploitative 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.***

We strongly recommend that the Board of Supervisors reject the proposal and enforce the existing Ordinance.

Sincerely,

Dan and Charlene Holbrook
1158 Maple Ave.
Ukiah, CA 9548
707 467 9116

Angie Lane - I oppose the 10% of acreage expansion

From: Tekla Broz <trbroz@gmail.com>
To: "bos@mendocinocounty.org" <bos@mendocinocounty.org>
Date: 3/17/2021 2:51 PM
Subject: I oppose the 10% of acreage expansion

RECEIVED
 MAR 18 2021

Planning & Building Services

Honored Supervisor,

I would like to ask you to delay or deny your approval for the massive expansion of acreage for cannabis cultivation, which would approve 10% of an owner's land in certain zones of land. This expansion is under scrutiny right now by the Planning Commission, and it is my understanding that there is pressure on you to approve it as soon as possible as part of the Phase 3 opening of the County for non-legacy permits under our Cannabis Ordinance. It is my opinion that this expansion is an unpopular idea and would have such far reaching effects on our communities and economy that it should be put before the voters as a Measure to vote on, rather than just the Board deciding it for us. Please open Phase 3 without this gross expansion.

My name is Tekla Broz. I am a retired elementary school teacher, who has taught and lived in Covelo for over 30 years. I currently have a State provisional license and County permit for cultivating Cottage Tier I (2,500 sq. ft.) outdoor, organic cannabis.

As a cultivator, and as a community member I have many reasons for my opposition to this massive expansion. This explosive expansion is an environmentally, economically, socially and criminally unsound idea.

It is environmentally unsound, as water is at a premium in our county because we are in the midst of climate change inflicted drought, with the resulting risk of massive fire danger and drought risk to existing crops. Trash from larger grows is already a problem for the County, in collecting, hauling, disposing and because of abandoned and dumped trash. To expand cultivation without addressing the trash disposal problem would be unwise.

It is economically unsound, because a massive increase in the amount of cannabis produced in the County will only add to the current flood that is clogging our markets. We can only sell within the State at the moment. More cannabis is being produced (legally) than the market wants, and the prices are diving. When the state and international borders open up, as they inevitably will, we will all benefit, but by then it

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will be too late for most of the small legacy farmers, who will have been forced out of business, if you pass this unwise expansion.

The expansion would be socially unsound, because many of our rural, small communities and businesses depend on the presence of legal, local small growers in their schools, as invested community members working for the good of the community, and as workers paying into the local tax base. Larger grows, managed from a distance, would reduce the local populations of these small towns.

Such a large increase, (the current cap is at 10,000 sq. ft, which would change to an unknown upper figure, certainly in the tens of acres, and with no word on how many such permits will be allowed, or timeline to end this expansion) would be unsound in its effect on criminal justice. How would the County ensure the safety of these larger grows from marauding invasion burglaries, theft and vandalism when those are already happening at an unacceptable rate to the smaller growers? How will the County enforce the prohibition of illegal growing on this scale, which is already occurring and needs to be addressed? It seems that the ridiculously large illegal growing needs to be addressed before we try making legal grows to this scale. Are the County and State planning to elevate the numbers of law enforcement to our remote areas? Covelo already suffers in general from not enough sheriff and CHP presence.

As you can see, there are many reasons why this precipitous expansion is ill-advised. Many, many residents who are not growers are opposed to it. Round Valley Municipal Advisory Council, Laytonville Municipal Advisory Council, Willits Environmental Group, Covelo Cannabis Advocacy Group and multiple community members, including some from Round Valley Tribes, are opposed to this expansion. Why are you rushing this through?

Please put the expansion idea to the voters to express their opinions. You are receiving multiple petitions against it, but they cannot be verified in the same way that a County wide election would be.

Please pass the Phase 3 section of the ordinance without this ill-considered, hasty, exponential expansion of acreage allowed. If you must expand, cap it at 1 acre for now, and see how that goes. Err on the side of caution, rather than opening the floodgates and then regretting it.

Thank you for your attention to this long letter. I would appreciate a response from each of you, either to acknowledge that you have read it, or to express your opinion about it. So often, I have spoken to you in person, only to be ignored. Please let me know you are not ignoring me, and the many people who feel as I do.

Sincerely, Tekla Broz

March, 16, 2021

From Richard Wilson
P.O. Box 67
Covelo, CA 95428

RECEIVED
MAR 18 2021
Planning & Building Services

To: Mendocino County Planning Commission
860 North Bush Street
Ukiah, CA 95482
pbs@mendocinocounty.org

Cc: Mendocino County Board of Supervisors
501 Low Gap Rd.
Ukiah, CA 95382
bos@mendocinocounty.org

Re: Opposition to March 19, 2021 Planning Commission Meeting Agenda Item OA_2021_0002,
Proposed New Cannabis Cultivation Ordinance

Dear Planning Commissioners and Members of the Board of Supervisors;

I have been a rancher in Mendocino County for over sixty years. My wife Susan and I raised our three children in Round Valley, and now my granddaughter teaches school in Round Valley. During these six decades I have worked hard to contribute to the economic prosperity and environmental protection of this Valley and this County. I am sickened by what cannabis is doing to both.

I am well acquainted with how a Board of Supervisors can be lured by promises of riches from outside investors and large scale development. I was here when politicians from southern California promised lakeside development around the largest reservoir in the State; how Mendocino County could be part of a state-wide water project that would bring money, development and recognition to these quiet, rural hills and valleys. The Supervisors sitting in Ukiah at the time welcomed the attention and the prospect of money, jobs, and development. The Board was blind to the devastating community and environmental consequences, and ultimately the high costs of forcing the Eel River to flow to the south that would fall on the local people of the County. The citizens of Round Valley and the County fought back and ultimately convinced the Governor, Ronald Reagan, to cancel the project.

Fast on the heels of stopping the Dos Rios dam project came the proposal to build a vacation community of 30,000 residents in the hills surrounding Round Valley to the south. The "MY Ranch" developers came from outside the County with brief cases full of fancy brochures and promises of a booming economy based on thousands of vacationers driving in and out of Round Valley. Once again the Board of Supervisors was drawn by the lure of outside money shoring up the County's economy, but were blind to the environmental constraints and costs of that kind of development in the County. Where would the water come from? Who would maintain the roads, provide the services, haul away the trash, police this new city of part-timers? Once again the

people of Mendocino County wrested the decision from a shortsighted Board. "My Ranch" was soundly defeated in nearly every precinct in the County in a county-wide referendum.

I could point to similar examples in the timber industry in which small local logging companies succumbed to the lure of big outside corporations and sold their lands to the G-P's and L-P's of the timber world. Once in control these outside corporations sucked the timber out of the County at an unsustainable rate, leaving the County with a generational gap in inventory and in good paying local jobs. The story is always the same - the lure of riches today and a willing blindness to the costs of tomorrow.

The issue before the Commission today is the same grab for money. This Board appears willing to trade the County's good looks and figure, her water and open space, her quiet neighborly communities for a booming cannabis marketplace, while the gold rush lasts, and turn a blind eye to the consequences.

In 2016, the voters of the County wisely and soundly said NO to Measure AF, the ballot measure that would have done just what this new ordinance is proposing - open almost every area of the County to cannabis cultivation and its associated development, and let the State determine how or even whether to limit the size of operations. Like "My Ranch", this ballot Measure went down to defeat in every supervisorial district. The Board in, 2017, with citizen input, crafted a Cannabis ordinance that didn't allow expansion into the County's remote, water scarce rangelands, capped cultivation area size at 1/4 acre, and gave existing local growers a chance to get permitted first before opening the door to new growers. This was in keeping with this new relationship between the residents of our rural, close-knit communities and an emerging legal cannabis industry. This ordinance kept it local, small, and manageable.

Tragically, our CEO and Planning and Building Department staff saw things differently. They envisioned large new revenues from multimillion dollar companies coming into the County, and didn't want to bother with the small-scale local growers. So, staff bluffed its way through meeting after meeting with a confused and inexperienced Board. In the manufactured chaos of lost applications, misrepresented rules and regulations; abandoned site inspections; faux fights with state agencies; legitimate applicants waiting for months, even years for direction from the staff, and near total failure to enforce either state or local regulations, some Board members, enabled by this manipulating staff, have now been drawn by the lure of well financed cannabis companies, owned and/or financed by outside investors, as a way to fill County coffers. And the Board is not just turning a blind eye to the long term consequences. They are blindly rushing headlong into approving this massive expansion of cannabis throughout the County using a temporary regulatory loophole that allows them to evade looking at the environmental consequences.

I urge you, as Planning Commissioners to tell the Board to table this ill-conceived proposed new ordinance and cease this tired grasping for easy money at the expense of the wishes of the majority of the citizens, the protection of the County's open space and natural riches, and the culture of our integrated self reliant rural communities. I urge you to retain and enforce the existing ordinance. Bring integrity, trust, and care back to our communities.

As a young man raising my family in Covelo, agriculture meant animal husbandry, small scale agriculture, hands-on family enterprises. The kids were in 4-H, looked forward to the County Fairs, learned self-reliance and the importance of giving back to their community. Many small cannabis growers share these values. That's why several of them risked exposure and considerable expense to apply for a County permit and state license. The people of Mendocino County are prepared to embrace this vision. It is your job as Commissioners to assure the peace and welfare of the citizens through appropriate zoning, and the Board's job as representatives of the citizens, to fulfill this vision. It is not your job to fix the staff's, or a cabal of a few supervisors' short sighted economic schemes masquerading as "a new and improved cannabis ordinance."

Sincerely,
Richard Wilson
Buck Mountain Ranch, Covelo

Angie Lane - Fwd: MCCA0

From: James Feenan
To: Angie Lane
Date: 3/17/2021 4:15 PM
Subject: Fwd: MCCA0

James F. Feenan

Commission Services Supervisor
Mendocino County Planning & Building Services
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>>> Kate Black <53kateblack@gmail.com> 3/17/2021 3:16 PM >>>
To Whom it May Concern,

I am writing in regards to the proposed new Mendocino Commercial Cannabis Activity Ordinance (MCCA0).

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Please consider keeping the current ordinance, but improve and enforce it. Enforcement is a big issue of course and I'm sure it's complicated. My understanding is that the discretionary use permit system in the proposed new MCCAOC relies too much on individual planners and a department that has not yet inspected single use permits recently.

In the event that you refuse the above request and you choose to pursue the new proposed ordinance please do not adopt the MCCAOC without doing an EIR, do not open rangelands to new permits, rather keep the current cap on grow size and # of permits per parcel and direct county staff to process the hundreds of applications for state licensing they've been sitting on, beginning immediately.

My understanding is that the existing ordinance would work if county staff would stop obstructing the process.

Thanks for your work and your time; such an important issue for our County and community.

While I am not directly affected by this, I have friends and patients and clients who ARE and of course that, in turn, affects me and my family and my business as well.

Kate Black
