

From: Sally <sallyt@mcn.org>
To: <pbs@mendocinocounty.org>
Date: 3/18/2021 5:07 PM
Subject: Large grows

I am writing as a long term resident of Mendo Co.
I oppose these large industrial grows. Anything over 1 acre is prohibitive.
Please protect our beautiful land.
Sally Teegarden

Sent from my iPad.
Sallyt

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Planning & Building Services

Angie Lane - Agenda Item 6B Commercial Cannabis Activity Land Use Ordinance

From: <dianap@lmonite.com>
To: <pbs@mendocinocounty.org>, <bos@mendocinocounty.org>
Date: 3/18/2021 5:04 PM
Subject: Agenda Item 6B Commercial Cannabis Activity Land Use Ordinance

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I'm writing to express my concerns regarding Agenda Item 6B Commercial Cannabis Activity Land Use Ordinance. There are several problems with this proposal which include the following:

It removes protections against tree removal. I have been working for over 25 years to protect young oak trees so they can reach a mature age and provide a rich habitat of food, shade, shelter and more to all creatures living in and around them. Having no protections will inevitably lead to tree removal and the loss of those benefits.

It removes the cap on the size of grow sites and the limit of 2 permits per parcel. These limits, allow smaller and more local growers to have a chance and they also provide a check against unreasonable use of constrained resources such as water and destruction of wildlife habitat.

It also removes the timeline for phasing out generators which are loud and polluting.

It allows new operations in the county's Rangeland Zone which would have a destructive effect on the quality and quantity of water by lower the water table and adding runoff into streams. It would destroy wild life habitat, including what trees remain in the area.

For these reasons I strongly recommend that the Supervisors keep the current ordinance and enforce it.

Thank you,
Diane Pepetone
McNab Ranch

From: Morten Jensen <morten@willitsonline.com>
To: <pbs@mendocinocounty.org>
Date: 3/18/2021 5:10 PM
Subject: Agenda item 6b

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Dear Planning Commission Board

Planning & Building Services

As a resident in 3rd district, I support the Covelo cannabis advocacy group (CCAG) memo and want to voice my personal opposition to 10% of acreage expansion. PLEASE cap outdoor cultivation to 22,000 SQ ft- / Mixed light- indoor to 10,000 sq ft.

Thank you for your time concerning this important issue, which in reality belong on a voting ballot so all can vote on the matter.

Respectfully

Morten Jensen

305

From: Jessica Stull-Otto <j.stulotto@gmail.com>
To: <feenanj@mendocinocounty.org>, PBS PBS <pbs@mendocinocounty.org>, <pbsco...
Date: 3/18/2021 5:12 PM
Subject: PC Meeting 3-19 - General Plan Consistency
Attachments: Planning Commission - General Plan Consistency - letter 3-18-21.docx; Part.002

Hi James & PBS,

Not sure which email is best, so trying all that I have.

Attached is a letter that includes a list of General Plan policies that I think will be very helpful for the Planning Commissioner to have for tomorrow, along with my comments.

Thanks for your help making sure it reaches them!

Jessica Stull-Otto

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306

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

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Planning & Building Services

Re: General Plan Consistency

Dear Commissioners,

For your convenience, below you will find several relevant excerpts from the Mendocino County General Plan. As I know you are all aware as Commissioners, this ordinance before you today is required, like all others, to be consistent with the General Plan.

It is clear that the proposal to allow up to 10% of acreage in AG, RL, and UR, or any other zoning district, is grossly out of compliance with the General Plan and should be removed if the ordinance is to go forward for approval by the Board of Supervisors.

Expansion of cultivation should not be approved until such time as all current permits have been fully processed and an EIR can be conducted to adequately assess the cumulative impacts of expansion on our communities and assure a diverse and sustainable future.

I understand the appealing nature of a CEQA exemption and the rush to get an ordinance approved quickly, but that also concerns me greatly, as it could lead to some catastrophic consequences in areas where water resources are already limited is done without awareness of the impacts of this level of expansion. It's also clear that not following the General Plan also opens the County to lawsuits that will only slow the development of the ordinance in the long run.

Please adhere to the General Plan Principles and Policies below, they are our Community's voice and vision. This is what democracy looks like.

General Plan Excerpts - and my additions in italics.

Natural Resources Element:

Policy RM-17: No development shall be allowed by the County beyond proof of the capability of the available water supply.

Policy RM-26: Protect, use and manage the county's farmlands, forests, water, air, soils, energy, and other natural resources in an environmentally sound and sustainable manner.

Development Element:

Action Item DE-187.1: Work aggressively with water and sewer service providers to overcome current and projected system and supply deficiencies necessary to serve planned community growth.

Action Item DE-187.3: Work with communities and public water and sewer service entities to monitor, manage and/or maintain community-wide or decentralized water or sewer systems.

Policy DE-190: Development of residential, commercial, or industrial uses shall be supported by water supply and wastewater treatment systems adequate to serve the long-term needs of the intended density, intensity, and use.

Policy DE-191: Land use plans and development shall minimize impacts to the quality or quantity of drinking water supplies.

Policy DE-216: Development shall facilitate and integrate the ability for fire protection agencies to access and maintain fuel and firebreaks, water supplies, and emergency access routes.

*Note: Both the **Round Valley County Water District**, that manages groundwater in Round Valley, and the **Covelo Community Services District**, which manages the sewer system, have submitted letters of opposition to expansion, they should be in your packet.*

Planning Principles

Principle2-1c: Emphasize compatibility between human activity and environmental resources and processes at all levels from regional planning to site design

- Ensure that the existing database of County resources, including, but not limited to soil information, slope analysis, sensitive habitat, water resources, air resources, wind energy, solar energy, and hydro energy, is available to guide planning decisions and is kept current as new data is developed.

Principle 2-2c: Support the county's resource-based economy and take actions that protect and enhance the county's diverse natural resources

Support the protection and diversification of the county's agricultural and timber-based businesses.

Promote small-scale or niche manufacturing using local resources for local or general use.

Principle 2-3f: Collaborate with local communities, agencies and organizations to promote all aspects of wellness in the county's populations.

- Provide county residents with opportunities to actively participate in the planning decisions that affect their lives.
- *Round Valley County Water District, Covelo Community Services District, and the Round Valley Area MAC all object to the cultivation of 10% AG, RL, and UR zones, as do other agencies, organizations, and MACs around the County. Please listen to the people.*

Covelo Community Goals & Policies - because this is my home.

Goal CP-C-1: Conserve Round Valley's natural, visual and historical resources while maintaining agricultural operations including grazing lands.

Action Item CP-C-15.1: Assist the Covelo Community Services District (CSD) in its efforts to serve future growth with water capacity consistent with the land use patterns and densities established in the General Plan.

- *Currently there is a moratorium on development, which is described in their letter. In addition, the lots in town which were established for multi-family housing in a previous Housing Element update are still not developed and can't be until the moratorium is lifted.*

Thank you for your thoughtful consideration and for your part in assuring that the General Plan Principles and Policies are followed.

Jessica Stull-Otto

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From: Julie <golden@mcn.org>
To: <pbs@mendocinocounty.org>
Date: 3/18/2021 6:22 PM
Subject: Agenda item 6B

Planning & Building Services

To whom it may concern:

I am writing to you today because of my concern over the attempt by the county planning commission and board of supervisors to circumvent ordinances that were put in place to protect our land. By unilaterally deciding to change land use zoning to include marijuana cultivation in Ag, Upland Residential and Rangeland zones you are creating a potentially disastrous situation for the future of Mendocino County. Our water, forestland and open spaces are valuable assets and should be treated as such, not left vulnerable to the abuses of a poorly overseen industry. The oversight of the marijuana industry is currently deplorable and until it can be properly contained it would be foolhardy to expand in any way. I hope common sense will prevail and that Item 6B is removed from consideration.

Thank you for your time,
Mel and Julie Goodwin

Sent from my iPad

308

Angie Lane - DO NOT EXPAND cannabis operations

From: Suzanne Pletcher <pletcherconsult@gmail.com>
To: <pbs@mendocinocounty.org>, <bos@mendocinocounty.org>
Date: 3/18/2021 6:37 PM
Subject: DO NOT EXPAND cannabis operations

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Planning & Building Services

TO: PLANNING COMMISSIONERS AND BOARD OF SUPERVISORS

In my opinion, it is unconscionable to even consider expanding the amount of property that can be devoted to cannabis grow sites until the alleged 90% of illegal grows that are causing so much public angst are dealt with.

Rural landowners—particularly in the inland areas of Mendocino County—are swapping horror stories about neighboring properties that have been purchased by people from San Francisco, Sonoma County and throughout the country for growing cannabis. These owners hire others to grow the crop for them. From what I have experienced in my own rural subdivision, the results are disastrous. Brush and trees are cut down, hillsides graded, trash and decaying plastic from hoop houses is spread around properties...it's disgusting. These people cheat their neighbors on road association dues, not paying their fair share even though they contribute a disproportionate share of traffic. Their dogs bark, their lights shine 24/7, generators run 24/7... the list of grievances is lengthy. Even some permitted sites are not adhering to their permits.

And now the county leadership has hired a cannabis program manager whose qualifications are as an advocate for the cannabis industry??

I would love to take you for a tour of my own rural neighborhood, where five of the six properties most recently sold are now unlawful cannabis grows that have undermined our environment and our community. **It's not right** for our county to be so lawless and our leaders so deaf to the concerns of non-pot-growing citizens.

Please hear this: We want to live with fewer of these horrible neighbors, not more! The impact of irresponsible cannabis grows is costing us all—in quality of life, permit fees and tax revenues, pilfered water from streams, noise, traffic, drug culture etc. **It's appalling what our county leadership is allowing to happen.**

You must **NOT ALLOW EXPANSION** of cannabis grows until you have addressed the 90% of illegal grows that are occurring in the county. These may be the same small growers who claim they are responsible, but if you would do more checking, you are likely to find the opposite is true.

Sincerely, —Suzanne

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Suzanne Pletcher
 Ukiah, CA
pletcherconsult@gmail.com

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MAR 19 2021**Angie Lane - Comment**

Planning & Building Services

From: Zack Cinek <cinek.zack@gmail.com>
To: <pbscommissions@mendocinocounty.org>, <pbs@mendocinocounty.org>
Date: 3/18/2021 7:12 PM
Subject: Comment

Dear Planning Commissioners and all Citizens of Mendocino County:

I am writing to address specifically the issue of rangeland. I first ask anyone to take a look at the county's zoning map. This so-called "Rangeland" is everywhere in Mendocino County and it includes forested areas. Maybe your neighbors are on Rangeland. Now picture 1 acre of cannabis farming for every 10 acres of Rangeland on parcels 10 acres or more. In my neighborhood, this is a water use disaster waiting to happen! Deep wells already pull water from mountain ridges. We are in a serious drought. Downhill from these cleared mountain tops are entire ecosystems of diverse wildlife and natural springs. Streams support fish and provide the only drinking water and moisture for many precious species--you can see the trails of all around in the summer made by animals in search of water. The existing outlaw growing operations on rangeland, for example, are miniscule compared to even one full acre of cannabis farm.

If this is not alarming, then I plead for you to get outdoors and to see for yourself. It is bizarre to lump an expansion of rangeland cultivation together with Ag, for example. In the big picture, I think the state needs to step up with a science-based Cannabis Practice Act (like the Forest Practice Act). The response from this commission needs to be an affirmative "no" on the current proposal.

Regards,

Zack Cinek
Willits, CA
[707.613.0369](tel:707.613.0369)

310

Angie Lane - Item 6b

From: Linnet Lockhart <linnetlockhart707@gmail.com>
To: "pbs@mendocinocounty.org" <pbs@mendocinocounty.org>
Date: 3/18/2021 8:24 PM
Subject: Item 6b

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Planning & Building Services

To : Planning Commission .

I support the letter put forth by the Covelo Cannabis Advocacy Group in opposition to the 10% expansion proposal . I support an increase from the current 10,000 sq ft ordinance to 22,000 sq ft cultivation area.

Thank you.

Linnet Lockhart

Covelo, Ca .

--

Linnet

Angie Lane - phase 3 10% expansion

From: carolina gutierrez <carolina.gutierrez1@hotmail.com>
To: "pbs@mendocinocounty.org" <pbs@mendocinocounty.org>
Date: 3/18/2021 9:16 PM
Subject: phase 3 10% expansion
Attachments: phase 3 .pdf

Sent from [Outlook](#)

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Planning & Building Services

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Angie Lane - Cannabis

From: S C <soca246@yahoo.com>
To: "pbs@mendocinocounty.org" <pbs@mendocinocounty.org>
Date: 3/18/2021 9:17 PM
Subject: Cannabis

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Planning & Building Services

I'm am a long term resident of Redwood Valley and want to share my concerns for the Canibas activity land use. I am very concerned about any new grows in Redwood Valley. For one thing our water situation is not looking good and I really can't see any type of new growth until that in itself is stabilized. We need the water...for drinking but also FIRE prevention!!

Another thing is that I've lived on the same acre parcel for over 20 years, I lost everything in the 2017 fire and rebuilt with the intent of holding onto family traditions and one day having grandchildren riding bikes around the yard, feeding the chickens or digging in the dirt. With the change in the valley to hoop houses and crime the desire to continue on here in this area is fading.. my now grown children don't want to raise children next to pot farms. Two 1-acre parcels next to my property were sold after everything was completely burned from the fire.... it looks like the new owners who bought both pieces are holding on to see about growing. That is an assumption, I haven't checked with the county but the thought that it could be a possibility at some point is upsetting and makes me consider moving. Will my family style home lose value if next door is a Canibas grow? I also want to add that growing up in this area, seeing pot plants in a neighbors backyard is nothing new. I have no problem with personal use...but the greed, the big grows..the lights, the horrendous amount of plastic and garbage... at a time when we know recycling plastic isn't working!! Im really surprised that WE tolerate all that garbage!!!

I'm obviously not an expert on any of this...just a long term resident who works hard to stay afloat and wants life in Mendocino county to remain rural and peaceful. Im crossing my fingers for the people in charge to make good decisions for our community.

Sonya

303

From: Sattie Clark <sattieclark@gmail.com>
To: <pbs@mendocinocounty.org>
CC: <pbscommissions@mendocinocounty.org>, <bos@mendocinocounty.org>
Date: 3/18/2021 9:18 PM
Subject: OA_2021-0002 (Cannabis Cultivation) (Phase 3)
Attachments: Letter to PlanComm 3-17-21 final.pdf; Part.002

I am writing again because our letter of 3/16/21 has not been posted with the other letters for the Planning Commission March 19 meeting, item OA_2021-0002 (Cannabis Cultivation) (Phase 3). Please advise.

Sattie Clark
Redwood Valley

March 16, 2021

Mendocino Planning Commission
860 Bush Street
Ukiah, CA 95482

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Planning & Building Services

Dear Commissioners,

We are members of the Redwood Valley MAC, speaking here as private citizens. Our views are not necessarily those of any other body including the Board of Supervisors, nor do we speak here for anyone else.

We strongly oppose the expansion of cannabis cultivation up to 10% of acreage in AG, UR, and RL zoning districts, as specified in the Commercial Cannabis Activity Land Use Ordinance. We want to underline our shared position with the Laytonville MAC and the Round Valley MAC in their opposition to this impending decision/vote. Allowing 10% of total acreage for commercial cannabis farming exacerbates existing, non-mitigated stressors that will quicken environmental collapse in our county.

Redwood Valley residents care deeply about the quality of their natural environment and have long worked to be good stewards of its resources. In our Community Action Plan of 2020, residents diligently and specifically expressed concern about the negative impacts of large scale indoor and outdoor cannabis cultivation on residents—especially lights, fences, hoop houses, smells, violent crime, traffic, property values and the environment. We are already struggling with these and while Phase III could eventually reduce crime, we have reason to believe the other negative impacts will get worse.

Most importantly, Redwood Valley's current water crisis has made almost certain that agricultural water provided by Redwood Valley County Water District will soon be shut off completely. Delivery of domestic water will likely depend on reallocation of water from other districts or agencies. We agree with Supervisor Glenn McGourty that we must protect every drop of water in the Upper Russian River Basin. We owe it to our county's existing farms and families to protect them first before inviting in large-scale cultivation off a crop known for its excessive water demands.

We lack confidence that Mendocino County has the budget, staffing or track record to responsibly allow new cannabis operations while also protecting residents and existing businesses. Already Redwood Valley is experiencing rapid proliferation of hoop houses without any signs of oversight or enforcement. We have noted a lack of transparency and public process in the County's fast-tracked development of Phase III of the Cannabis Ordinance. Without inviting and heeding the voices of citizens and giving ample time and forums for public discussion, the democratic process has failed. Though the majority of Californians voted to legalize cannabis, we have heard from so many in our county that this proposal is not what they voted for. They wanted legalization of small, sustainable farms.

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We therefore oppose the development of large-scale cannabis cultivation in our district. We respectfully request that you reject the Board of Supervisor's proposal for Phase III expansion of cannabis cultivation in Mendocino County. While this type of expansion might be appropriate in other counties with more robust resources, it is not appropriate here.

Thank you very much for your consideration and your time and attention to this urgent issue.

Very Sincerely,

Sattie Clark, Patricia Yarbrough, Jini Reynolds, Marybeth Kelly, Chris Boyd, Katrina Frey

Angie Lane - Phase 3 10%

From: Drew Phillips <birdsandstonesfarm@gmail.com>
To: <pbs@mendocinocounty.org>
Date: 3/18/2021 9:20 PM
Subject: Phase 3 10%

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Planning & Building Services

Hello

My name is Drew Phillips. I was in the 9.31 program and I have had a stamped receipt since they were available. I agree with the MCA memo. I do not think mendo should allow 10% of acreage as canopy on any parcels in our county. We have worked hard to keep this county producing high quality, small batch cannabis. I don't want to lower the value of the "Mendo" brand by letting some folks go that big, especially before federal legalization. Those of us who have paid our taxes to keep operating small farms want to continue to do so with the support of our local government.

Drew Phillips
Western Hill, LLC

315

Angie Lane - MCCA0

From: William Cull <surfarch@gmail.com>
To: <pbs@mendocinocounty.org>, <bos@mendocinocounty.org>
Date: 3/18/2021 9:39 PM
Subject: MCCA0
Attachments: Ltr.toCounty.pdf

Please see the attached letter of concern below.

Thank You,
William Cull
Professional Archaeologist.

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Planning & Building Services

TO: The Mendocino County Planning Commission and the Board of Supervisors.

RE: Agenda Items 6a and 6b.

FROM: William H. Cull, B.A., M.A, Anthropology/Archaeology

Dear Commissioners and Supervisors:

I am a professional archaeologist. I worked for the USFS on the Mendocino National Forest for 20 years. Mendocino County has been the home of a variety of California Indian language groups for more than 10,000 years. The cultural resources that exist in Mendocino County are abundant and extensive reflected in the remains of indigenous Towns, Villages, camp sites, and quarries; many of these cultural resources are sacred places. Because this indigenous history is part of human history these resources are protected by Federal and State law.

In order to protect these resources I am writing to you requesting that you adopt the recommendations provided to you by the Covelo Cannabis Advocacy Group (CCAG). Their recommendations and documentation clearly shows that Mendocino County can not currently carryout supervision of the existing Cannabis grows and thus would be unable to responsibly carryout oversight of any expanded 10% Ordinance.

Right here in Mendocino County, in Round Valley, I have witnessed elevated gravel roads, multiple 100 yd. by 50 yd. elevated gravel pads for multiple large scale greenhouses adjacent streams, and creeks that were allowed to be built without any archaeological review in violation of Federal and State Historic Preservation laws, CEQA, and as well violation of Mendocino County's own statement in its Archaeological Ordinance to protect and preserve the counties prehistoric and historic resources.

It is obvious that little serious thought has been given to the overall consequences of such a huge increase in cultivation proposed by the 10% Ordinance. Please not not adopt this proposed 10% ordinance.

Thank You, William Cull, professional archaeologist.

PO BOX 381, Covelo, Ca. 95428
707-983-6391

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To the Members of the Mendocino County Planning commission,

Planning & Building Services

I wanted to reach out to you to discuss the proposed changes to the Mendocino County Cannabis Ordinance specifically phase 3 and the impacts to our county. I have received input from many people within our communities regarding upcoming decisions. Our residents have valid concerns regarding the future of our communities, these concerns stem from a lack of confidence due to previous decisions which have been made.

This lack of confidence is clearly due to all of us being sold one thing, and seeing something completely different. We were told the crime in the illicit cannabis industry would be gone once it was legalized. Sadly, we are seeing something completely different. We were told revenues and income would cause a vibrant economy however this is also untrue. We are seeing terrible crimes and atrocities committed against persons and the environment within our communities.

We are seeing these realities on a daily basis. Many are concerned with what is occurring in the Round Valley area, and we should all be concerned about this. Round Valley is a very good predictor of the future for all of our communities if we don't get ahead of this problem. These problems include insurgence of illegal cultivations, violence in places which have never seen such a ruthless criminal element, piles of trash, and general lawlessness surrounding these new cultivations.

My question is, how did we get here? Simply put we jumped headfirst into something with little to no planning and no plan to for enforcement against those who would capitalize on the good faith of our residents.

I have been told the only way to clean up the issue we are currently seeing, is to move into the third phase. I simply don't believe this is the only way, there can be two truths to the problem. The allowances in this phase I believe would only create a larger problem. Currently I feel there has been no oversight or enforcement nor has there been any movement towards this.

I can only look at this issue from a point of view which encompasses of public safety and a healthy environment. I can honestly say I do not know what the answer to this issue will be. However, I absolutely know we cannot allow this problem to grow exponentially. Whatever decisions are to come one thing I can be certain of, without plans which include oversight and enforcement all plans will fail. Let's not jump head first into another decision until all options have been viewed.

I know you will consider all points of view and use your best judgement in deciding what to recommend to the Board of Supervisors. In addition, I strongly encourage you to make an additional recommendation regarding enforcement. From a law enforcement perspective, the greatest need is to have laws that are clear and enforceable so the Deputy in the field along with the Planning staff, Code Enforcement, Applicant and the neighbor next door all have a common understanding of what is legal and what is not.

People I respect have said we will not be able to have effective oversight and enforcement until we have a functional ordinance. From a Public Safety perspective, I say we will not have a functional ordinance until we have effective oversight. Presently, we do not have effective oversight now. Current applicants paid an application fee and have been continuing to cultivate with very little to no oversight.

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Many other small growers did not pay a fee and have also continued to cultivate with very little to no oversight. Meanwhile, truly bad actors who have no respect for the environment or their neighbors have capitalized on the lack of clear rules and lax enforcement.

I receive calls, emails, and hand written letters on a daily basis regarding the current status of this county. All of these problems are being laid at the feet of law enforcement to deal with. I feel as if I am being asked to slay a dragon with a needle. I fear allowing this problem to grow will simply be stacking up more dragons to battle.

Thank you,

Sheriff Matt Kendall

Angie Lane - Fwd: Public comment Memo for Planning Commission meeting - March 19th, 2021

From: Stuart Marcus <stuart2202@gmail.com>

To: <pbs@mendocinocounty.org>, <pbscommissions@mendocinocounty.org>

Date: 3/19/2021 1:12 AM

Subject: Fwd: Public comment Memo for Planning Commission meeting - March 19th, 2021

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MAR 19 2021
Planning Commission Services

Dear Planning Commission Members,

My name is Stuart Marcus. I am a local Mendocino County business owner. I am writing on behalf of myself, my family, and my community.

On the whole we support the MCA memo of March 15th 2021 to the Mendocino planning commission, but we do have some differences of opinion and some comments to add. More specifically:

1. Under the current environment, in most cases a requirement for a Major Use Permit for cannabis is a dead end. Even under the best of circumstances, the County simply does not have the resources to engage all applicants in the process of approving a Use Permit application in a reasonable timeframe. We believe any plan that requires this step for a majority of permittees is a prescription for failure not only for the permittees, but also for the County as well. A program designed to fail is a formula to have potential legal participants slide back into unregulated cannabis activities.
2. Regarding the agenda item on Cannabis facilities: We especially object to requiring a Use Permit for a shared distribution or processing building even on resource lands. At the most, it should be an Administrative Permit. Because of the county restrictions on canopy size some owners have been put in the position of having several licenses spread out across adjoining properties owned by the same owner. In some cases these licenses are held by differing business entities but still with a total canopy of under 1 acre and all under the control of the same local family land owners. If such a land owner is required to get a Use Permit simply to put a centralized building where all product can be processed, stored and distributed, permitting and expediting such a building becomes unrealistic which could result in more buildings and a greater environmental impact spread over a wider area as each premises will need to use their own buildings for processing, storing, bulk packaging, conducting bulk sales, and preparing for distribution.
3. Regarding the agenda item on Phase 3 Cannabis Cultivation: We generally support the 1 acre limit endorsed by MCA at this time but we do not support or agree with the idea that the two sun based types of cultivation (i.e. outdoor and mixed light) should be subjected to different sized canopy limitations. Additionally we believe that if expansion to an acre is not allowable on resource lands, that an expansion to 22,000 feet should still be allowable for permittees on those lands

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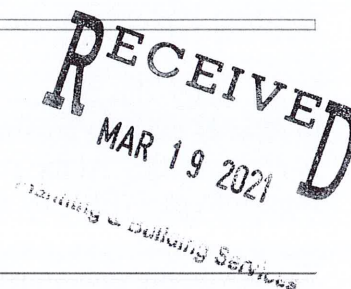
who were participants in the phase 1 application process and who have remained in good standing.

4. With respect to environmental concerns that have been directed at the expanding cannabis program, we object to both the tone and content of some of the submitted critical comments. Cannabis cultivators that have been willing participants in the County program have been one of, if not the, main drivers behind clean up on properties that have long needed it. Additionally these cultivators have been subjected to intensive, if not outright invasive, governmental scrutiny to assure adherence. The monitoring of both water diversion and water discharge is comprehensive and ongoing. Contrary to some submitted public comments, expansion will not enable wanton additional tree taking. In our experience Cannabis cultivators in the County program are very conscientious of their impact on the natural environment and while we understand and agree with many of the objections to large corporate farms, we feel that to oppose allowing local farmers to scale up to 1 acre, where appropriate, is to block the economic viability of the very community of long time family farmers in the County who have already invested so much to get themselves and the County program to this point.

Sincerely,
Stuart Marcus

Angie Lane - Re: Planning Commission agenda item 6B

From: Joleen Logan <cjllogan@yahoo.com>
To: "pbs@mendocinocounty.org" <pbs@mendocinocounty.org>
Date: 3/18/2021 3:05 PM
Subject: Re: Planning Commission agenda item 6B
Cc: "bos@mendocinocounty.org" <bos@mendocinocounty.org>



Good afternoon,

I am writing in opposition to the "Commercial Cannabis Activity Land Use Ordinance." 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.

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.

The proposed ordinance 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; prohibition on any light pollution leaving a property; a detailed and specific watershed analysis for new operations, and others.

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From: kiersten morgan <kierstenmorgan25@gmail.com>
To: <pbs@mendocinocounty.org>
Date: 3/18/2021 3:09 PM
Subject: Agenda Item 6b

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Dear Planning Commission Board,

As a resident of the 3rd district, I support the Covelo Cannabis Advocacy Group(CCAG) memo and want to voice my personal opposition to the 10% acreage expansion. Please please please, cap outdoor cultivation to 22,000 sq ft, and mixed light/indoor to 10,000 sq. ft.

Thank you for you time concerning the important agenda item.

Respectfully,
Kiersten Morgan

320

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Angie Lane - Cannabis Ordinance

From: Katie Delbar <katiedelbar@yahoo.com>
To: "pbs@mendocinocounty.org" <pbs@mendocinocounty.org>, "bos@mendocinocount...
Date: 3/18/2021 3:09 PM
Subject: Cannabis Ordinance

I ask that the county slow down on moving forward with the cannabis ordinance. My concerns include the ability to enforce the current ordinance, no less a new one. It should not be a process where neighbors are calling in on neighbors. That is not a good policy, no matter how you look at it.

Permits should not be open to Rangeland, nor prime ag ground. Watching rock being delivered and covering some of the most fertile ground in the county is heartbreaking. If cannabis growers want to take advantage of the great soils then they need to actually plant in the soil, not pots, bags and in green houses.

It's interesting that the county has handed out permits and let individuals start growing without a completed permit. I don't see the same forgiveness given to any other industry in the County nor any person trying to rebuild a home from the fires. Industry needs to be on a fair playing field, and that is not the case in our county.

With the lack of water storage in the county and a shortage of rainfall it would be a good time to really slow down this process, take care of people who have filed permits, visit all grows that have permits and remove those grows on properties that don't. Then work on an ordinance that will work for the county and follow state law.

Thank you for your time.

Katie Delbar

321

Angie Lane - Planning commission Agenda Item 6B

From: Matt Maguire <greenmountainranchllc@gmail.com>
To: <pbs@mendocinocounty.org>
Date: 3/18/2021 3:10 PM
Subject: Planning commission Agenda Item 6B
Attachments: Viable path for Phase 1 Applicants.pdf

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Hello

Following up on my last email to clarify it is Agenda item 6B

Please submit our comments attached below to the Planning Commission for Agenda item 6B

Thank you,

Matt Maguire, Erin Neuroth
Green Mountain Ranch LLC
greenmountainranchllc@gmail.com
[\(707\) 272-9213](tel:(707)272-9213)

322

To:
The Mendocino County Planning Commission &
The Mendocino County Board Of Supervisors,

From:
Green Mountain Ranch LLC
Matt Maguire
Erin Neuroth

Re: Viable Path for Phase 1 Applicants

Hello Mendocino County Planning Commission & Mendocino County Board Of Supervisors,

We are a family owned and operated Cannabis Farm in Laytonville, CA. We are 2nd generation Laytonville residents. We are Phase 1 cultivators. We have a State Provisional license. We have a Mendocino County Cannabis annual permit. We have on file a complete Mendocino County Cultivation application including the SSHR questionnaire and we have contracted with a Mendocino County approved CEQA consultant to complete a Detailed Project Description and written 15168 checklist.

We are considering whether Phase 1 will be a viable path for our farm under the newly reinterpreted MND. We are also considering whether the proposed Phase 3 will be a viable path or a better option. If phase 1 provides no path and we must apply under Phase 3, how will this play out? Please consider the following concerns:

1) Section 22.18.070(B) PLEASE AMEND TO ALIGN WITH THE STATE WATER QUALITY CONTROL BOARD REGULATIONS TO ALLOW CANNABIS CULTIVATION ON SLOPES more than the proposed 15% for Phase 1 applicants. The Water Board has mitigations in place for this with riparian setbacks, erosion control requirements, and many more environmental protections. Please don't make it more stringent than existing state requirements for our phase 1 applicants with pre-existing sites. THIS WILL PUT OUR FARM OUT OF BUSINESS, and MANY others. PLEASE!

2) We strongly encourage a ***Streamlined Permitting Process*** for phase 1 applicants with complete applications and encourage ***Prioritized Review*** for our county's current regulated farms. We support the idea of a Two-Month Early enrollment window for Phase 1 applicants to be able to submit Land Use Permit applications. We support early activation of land use permits on projects already in operation or to be able to apply under Phase 3 while still operating under Phase 1.

3) We are in support of allowing ALL Phase 1 applicants applying for a land use Permit for cultivation of 10,00 SF or less, to be subject to an Administrative Permit, NOT a Major Use Permit.

Generally, our farm supports all of the recommendations presented by the Mendocino Cannabis Alliance (MCA) in their March 15, 2021 letter to the Planning Commission.

Please take into consideration that there are many farms that have come forward into the regulated market, have done everything to comply, and be in good standing with the state and county regulations. There has been an extreme lack of communication, misunderstanding and

knowledge of what is needed to obtain a valid Mendocino County Cannabis Permit. Without the proper knowledge of what a viable path within our county entails, we also lack the ability to aim appropriately. We ask that the Planning Commission and The Board of Supervisors recommend and adopt a viable path that allows Phase 1 Farmers to successfully become legal through the Phase 3 process.

We deeply appreciate your considerations regarding these major concerns with the proposed Phase 3 ordinance.

Thank you,

Matt Maguire, Erin Neuroth
Green Mountain Ranch LLC

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From: Mitch Peirson <gmprsat@mcn.org>
To: <pbs@mendocinocounty.org>
Date: 3/18/2021 3:11 PM
Subject: Marijuana grows in Mendocino

I have lived in Mendocino County for 35 years and have never had a problem with weed growing, until the last few years. I am tired of the trash and the wonton disregard for the land that we all love. It seems the vast majority of the large grows are by people who are here to just grow weed and make as much money as possible with little to no interest in the consequences of their actions. Four years ago a neighbor had to sell his land and some crew from out of state, hidden behind an llc designation ,completely trashed the land by running a cat in the rain with no permits or any plans of what they were doing. I called planning and building and was given the run around i.e.that weed was legal now and all was good. All the neighbors then called;; still no action . After 4 days of rain and CAT work, fish and game finally came and stopped them. The land has still not been repaired, and these clowns are still there growing... wtf ! I say no to corporate grows . No to more than an acre of weed. And there needs to be oversite of these large grows, perhaps using a permit process that allows neighbors input , like timber harvest plans were supposed to be. I am all for progress, but y'all need to slow down and smell the roses and make sure you make it at least as difficult as you have for the small legacy grows. Peace

Mitch Peirson

laytonville

323

Angie Lane - Water, what water?

From: bob cronin <nomofungiwillits@gmail.com>
To: <pbs@mendocinocounty.org>
Date: 3/18/2021 3:14 PM
Subject: Water, what water?

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I can't believe pot growing expansion is even on the table for multiple reasons.

The first and most obvious is water. We're in a drought, if you doubt that take a look at the mud hole called Lake Mendocino. Ask people in the valley on wells about having to go deeper to get water.

I will have to assume either some of you are growing or have a personal interest. Obviously you won't be affected by 24 hr. generators or light pollution, or even the stench.

The roads are being destroyed by the water and delivery trucks.

This county should not be reliant on one crop. Let me remind you what happened when the lumber industry tanked. Finally beginning to recover without pot "revenues". When it becomes unprofitable, and it will, the county is going to be left with a massive clean up bill. The growers will just leave. Boom over.

Just use common sense. This is a bad deal for everyone but corporate growers. They can just leave whenever it goes bust but we're still here.

Keep what's left of the beauty of the county intact.

Bob Cronin

324

From: <harreschou@pacific.net>
To: <bos@mendocinocounty.org>, <pbs@mendocinocounty.org>
Date: 3/18/2021 3:14 PM
Subject: Oppose Agenda Item 6b

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To Mendocino county supervisors:

It is time the Board of Supervisors put a hold on moving forward with marijuana permits. I don't think we have caught up with Phase One yet, we should not move on until we do.

I moved here some 40 yrs ago, for the rural atmosphere (a good place to raise my family) I enjoyed the quiet calm pace. I now live in Potter Valley. I am very concerned about the idea of letting ag preserve and range land be used for commercial marijuana grows (its not being grown as an ag crop). I am against all of the hoop houses covering valuable farming land on the valley floor.

When I came here I never dreamed I would be living in an industrial zone. That is what concerns me the most! (The valley floor of Potter Valley is starting to look that way now)

Please rethink this issue and provide for a more appropriate place for this industry.

Sincerely

Rick A. Harreschou

325