

**pbscommissions - Fwd: Opposed to case #R\_2019-0012 and care #R\_2019-0013**

**From:** PBS PBS  
**To:** pbscommissions  
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Mendocino County

JAN 31 2022

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>>> Judy Tichinin <jatichinin@gmail.com> 1/28/2022 9:52 AM >>>  
January 28, 2022

To the Planning Commissioners of Mendocino County

I am writing to state my opposition to two applications coming before you at your February 3, 2022 public hearing.

**Case #R\_2019-0012 and case #R\_2019-0013** are both applications to rezone an RR-2 area to a Cannabis Accommodation Combining District (CACD). Both of these areas fall within the Simpson Lane/Mitchell Creek RR-2 zone, one of the largest RR-2 zones in the county. This is a cohesive and well-defined community surrounded by state park and state forest land and served by a single egress corridor, Simpson Lane.

As you know, the original 2017 Mendocino Cannabis Cultivation Ordinance banned commercial cannabis cultivation in RR-2 zones in the county but gave growers in these areas a 3-year grace period until a final sunset date. On the coast, that sunset was later extended to June 30, 2022.

Our community has fought hard to keep our rural residential neighborhoods residential and free from commercial cannabis operations. It took a lot of grass-roots organizing and outreach. It also involved multiple rounds of communications and meetings with officials, commissions and boards within the county government.

**It is clear where our community stands, we have the statistics to prove it:**

In 2018 the Board of Supervisors authorized a survey of our area property owners to gauge community support for a proposed CACD encompassing many of our RR-2 neighborhoods. The Board of Supervisors established that there needs to be strong community support before approving a CACD. They were looking for at least 60%.

**Of the responses to that survey, 90% were opposed to creating a CACD here.**

The Planning Commission denied this proposal and the Board of Supervisors upheld that decision.

In the March 3, 2020 election for our 4th District Supervisor, the challenger stated in a public forum that he thought the commercial cannabis growers should be allowed to continue growing in the Simpson Lane/Mitchell Creek area. Word spread quickly and the video was viewed widely.

**The final vote result was: 59.34% for the incumbent.**

Approving these rezoning applications would not be sound planning. Two special interest “boutique” zones would be created within an area of hundreds of RR-2 properties. One of these proposed zones is severely gerrymandered in order to cherry-pick the properties that might be supportive and/or are associated with the applicant, an owner of a dispensary.

Please vote to deny these applications. If approved, they would open the way for expanded commercial cannabis operations just as we are nearing the sunset for such activity in the Simpson Lane/Mitchell Creek community.

Thank you very much for your consideration,

Judy Tichinin  
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