

pbscommissions - Fwd: Opposed to RR-2 Rezoning for Cannabis

From: PBS PBS
To: pbscommissions
Date: 2/2/2022 1:44 PM
Subject: Fwd: Opposed to RR-2 Rezoning for Cannabis

Mendocino County

FEB 02 2022

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>>> "Doug Smith" <digmusic@comcast.net> 2/2/2022 12:40 PM >>>

Members of the Mendocino County Planning Commission,

We would like to state our opposition to the proposed rezoning of RR-2 parcels in the area south of Fort Bragg to allow for cannabis cultivation. The case numbers are R_2019-0013 for Franklin Rd. and R_2019-0012 for Jade Ct., both applications for Cannabis Accommodation Combining Districts (CACD). These applications should be denied.

Residential areas are no place for cannabis grows of any kind. Industrial cannabis operations should be in areas zoned for Industrial use, definitely not in Rural Residential (RR-2) neighborhoods.

People buy homes in RR-2 areas to live quietly and raise their families. A cannabis operation changes the neighborhood completely. Some of the detrimental impacts are:

- Impacts to the local aquifer. Cannabis grows consume a lot of water. Overuse of fragile and scarce water that is shared by the entire neighborhood community should not be allowed. The potential for permanent damage to fresh water sources from chemicals used in cannabis operations is quite possible and could result in no safe water source for an entire neighborhood. This would devastate property values, not to mention the health and well-being of entire families. Who would pay for that damage? Who would pay for a solution to no safe water? The county?
- Impacts to watersheds downstream. The contamination of streams and water sources outside the local grow zone are quite possible. People who have no interest in the local cannabis operation and who count on safe drinking water could be impacted far from the source.
- The safety and security of the local neighborhood would be severely impacted. Cannabis grows are targets for theft and turf wars. They are usually locked up and surrounded by high fences for security precisely because they are targets. Nevertheless, the unique quality of cannabis as

compared to, say, wine grapes is that the plants can be quickly rooted up and stolen at harvest time. The crop can be immediately sold. The value of the crops drives risky and dangerous schemes. These armed thefts have been seen in the past anywhere that cannabis is grown. People in residential neighborhoods go for walks, their kids ride their bikes and skateboards. They play in their yards. An armed conflict on the parcel next door should not be something that families have to prepare for.

A few years ago a county survey on this issue resulted in 90% of residents expressing their opposition to CACD re-zoning.

The proposed re-zoning of RR-2 areas for Cannabis Accommodation Combining Districts (CACD) has been denied by the county in the past. That was wise. We hope that wisdom will continue to prevail and that these current cases, and any future cases, will also be denied.

Thank you,

Doug Smith
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