

APR 19 2023

Planning & Building Services

My name is Allyn Thompson and I currently own property located in the proposed Opt-Out zoning. I am for the Opt-Out zoning and here are my reasons why.

Redwood Valley Water District: RVWD currently does not have any water rights. The last 2 years the RVWD has not been able to supply ag water to their customers. The water was finally turned on in September of 2022. RVWD has told their customers there is no guarantee that they will be able to supply ag water without further interruptions in the ag service. The reason I mention this the RVWD is not a viable water source for a commercial Cannabis operation.

Wells: This area of Redwood Valley is not known for high volume wells / ag wells. Knowing water is an issue in this area I paid Western Groundwater Surveyors to explore the possibility of drilling a well on my property. This company does seismic survey also known as ESI. The results from the study on my property was an estimated 5-10 gpm and I would have to drill 300 ft to get that amount. They also checked public records and found in this area there were 4 dry holes drilled, one 2 gpm well, one 4 gpm well, one 6 gpm well and two 10 gpm wells. When wells are first drilled the gpm always test higher than what the well actually produces. Best method is to take the gpm at time the well was drilled and cut that number in half. That should get you close to the actual gpm. None of these wells would be considered an ag well for agriculture purposes. They are residential wells at best.

Property Values: It is a fact residential homes go down in value when commercial Cannabis is grown in the surrounding neighborhood. When people purchased their home in Redwood Valley they were looking for country living, the peace and quiet that it provides, for raising a family, farm animals and to do 4-H with their kids. Part of purchasing a home is for their real estate agent to give a buyer full disclosure package about the property and surrounding neighbors. If a vineyard was near by part of the disclosure package would make the buyer aware the nuisance of living next to a vineyard. That disclosure would let the potential buyer know that certain times of the year there will be tractor noise and spraying. These home owners were not given any disclosures about commercial Cannabis and the nuisance that is contributed to Cannabis. These home owners may not have purchased if they knew Mendocino County was going to allow commercial Cannabis in rural neighborhoods.

Properties Zoned Ag: My understanding there are 2 properties that are zoned ag who are not currently seeking to grow Cannabis but they did not sign the Opt- Out zoning request. I would like to share more information about these 2 properties.

2780 Road E is a total of 30.78 acres. The current owner does not live on the property. The property has a pit pond that is filled with rain water and RVWD ag water. The pond did not have enough water to keep the vineyard irrigated during the summer months. This owner had the property on the market for sale over a year ago and rumor is it will be coming back on the market for sale and his plans are to move to Oregon.

2851 Road I is a total of 11.5 acres. The current owner does not live on the property. The property has a pit pond that is filled with rain water and RVWD ag water. This pond leaks and goes dry the first part of summer. The current owner had another parcel that he sold to a commercial Cannabis grower and may be looking to do the same with this parcel.

I know both of these property owners would have signed the Opt-Out zoning change if their current residence was on these parcels.

Cannabis vs Vineyards: I hear people trying to compare Cannabis to Vineyards. Vineyards do not require much water. Vineyards can be dry farmed with little to no water. This was proven over the last 2 years when RVWD had the ag water turned off. You did not see vineyard owners

using residential wells or truck water in to irrigate their vineyards. This is not true with Cannibas. It requires daily watering such as well water and having water delivered. Constant water deliveries are a nuisance to the surrounding neighbors.

Potential Cannibas Operation: The property located at 2270 ROAD E has applied for a commercial Cannibas permit. This property owner does not live on the property. Rumor from neighbors is the current owner was growing Cannibas illegally without a Cannibas permit and the property was raided and plants removed. My opinion is that this property owner should not have a say in the Opt-Out zoning request due to the fact he was growing illegally on the property with no regards to the law or surrounding neighbors.

Questions That Need To Be Answered:

Was an environmental impact report done to determine the impact on the aquifer in this area?

What impact would it have on the surrounding residential wells?

What is the minimum gallons per minute a well needs to produce to irrigate commercial Cannibas operation?

How many gallons per day does a commercial Cannibas operation use?

Do you have enough employees to properly regulate commercial Cannibas operations? Based on what I have seen you do not.

Sincerely,

Allyn Thompson