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Mendocino County

MAY 17 2023

Planning & Building Services

May 17, 2023

Mendocino County Department of Planning and Building Services
860 North Bush Street
Ukiah, CA 95482
pbscommissions@mendocinocounty.org

Re:

CASE#: R_2021-0002

DATE FILED: September 7, 2021

OWNER: VARIOUS

APPLICANT: EASTSIDE RESIDENTIAL REDWOOD VALLEY

AGENT: KATHLEEN GILLEY

REQUEST: Rezone request to establish a Cannabis Prohibition (CP)
Combining District over 207 Assessor's Parcels in Redwood
Valley. See attached map.

ENVIRONMENTAL DETERMINATION: Exempt – CCR Section 15061(b)(3)

LOCATION: 0.1± miles north of the Redwood Valley town center, bound
generally on the west by East Road (CR 230), on the north by
Madrone Drive (private) and Road I (CR 234), on the east by
Colony Drive (CR 232-A), and on the south by Road D (CR 232).

SUPERVISORIAL DISTRICT: 1 (McGourty)

STAFF PLANNER: RUSSELL FORD

To whom it may concern,

My name is Juan Gamino, and I am the property owner of two parcels in Redwood Valley, 1750 Road D and 1900 Road D. With my consent, my tenant, Ruben Ruiz, obtained a Mendocino County cannabis cultivation Permit and State of California cultivation license on a small portion of my two properties. Combined, the two parcels make up 30 acres of vineyard, which are in operation.

I believe many of the neighbors' complaints provided to the planning commission, are unfounded.

I have farm labor contract workers that attend to the vines, and the ponds on the parcels provide much of the water and frost protection for the vineyards. These are the same farm workers that work on many other vineyards in the area. We sell our grapes wholesale with Allied Grape Growers, along with many other small farms in our area. The allegation that grapes could potentially not be sold because they are grown next to a cannabis cultivation site is completely unfounded. In my 9 years as a vineyard owner, both in Sonoma and Mendocino Counties, I have never once seen any clause in any contract that would limit my ability to sell grapes because they were grown next to cannabis. In fact, quite the opposite is true. Given the regulations for cannabis are much more stringent, it would be much more likely that cannabis grown next to grapes could not be sold. I have personal knowledge of the allowances and limitations of pesticide use within the two industries, and I can say hands down, that grape growers are allowed to use much more harmful pesticides than cannabis cultivators. Further, the testing on cannabis is much more stringent, and if there are pesticides found in batch testing, then the entire cannabis crop cannot be sold. Pesticide use is not a concern, however, at my parcels as the grapes on my vineyards are grown organically. I am also aware that my tenant cultivates cannabis organically.

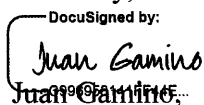
As for allegations that there are persons walking around with firearms, that is completely false. The only firearm I have ever seen in the area, since I purchased the two parcels, was a hunter attempting to hunt at the pond on my parcel, given the previous owner used to allow such activity. I politely informed that hunter that there could no longer be hunting at my pond, as firearms are strictly prohibited on any cultivation site.

I believe my vineyard, and my leasee's cannabis cultivation, are valuable assets to this community. As business owners we both contribute a great deal to the local economy, by providing jobs for the community and paying a great deal in local taxes.

I also believe that passing the CP zone will result in a reduction of property value to all parcels within the CP zone. I purchased my two parcels specifically because they are Williamson Act lands, they are primarily for agricultural purposes. I believe this prohibition is an infringement on my right to farm, as cannabis is an approved commodity within the meaning of the Williamson Act. Further, limiting the available activities on any parcel will obviously result in a reduction in real estate value. We should continue to allow all lawful agricultural uses on agricultural lands.

Thank you for taking the time to listen. Please vote against establishing a CP Zone in this area.

Sincerely,

DocuSigned by:

Juan Gamino

Owner of 1750 and 1900 Road D

