>>> Louanne Totoro 10/12/2018 11:38 AM >>>

Mendocino County Planning Department Members: Marilyn Ogle, Madeline Holtkamp, Alison Pernell, Molly Warner, Stephen Hall, Greg Nelson and Michael Howell

As residents of the proposed North Mitchell Creek Overlay Zone we are writing to express our concerns regarding our property and the welfare of our neighborhood. In reading the information available we have yet to understand why this particular area was chosen as opposed to areas already zoned for agriculture and with larger acreages. Why choose a densely populated area? We have been consistently kept in the dark regarding this entire process and no light has yet been shed.

We have had problems in the past with illegal grows in our neighborhood and are dismayed that now the possibility exists for vastly more growing. It would also seem that these illegal grows from the past in some cases will be made legal if the zoning is changed to allow them to persist or if exceptions are made to the zoning regulations. Does this not seem to be rewarding criminals by making their activities legal?

We have been conserving water since living here for the past 18 years and ask you to tell us where our water will come from if so much of it is being used to grow a largely unnecessary commodity for recreational use. Yes, we realize that a percentage of the cannabis will go toward medicinal use, but the rest is a frivolous product for people to use to get stoned and engage in non-productive and possibly harmful/criminal behavior. Upon purchase of our home our well pumped 30 GPM and is now pumping less than 11GPM. If the drought continues we will all be in serious trouble even without this additional burden on natural resources.

Our home is on the market for roughly twice its' former purchase price. Its' sale was to be our nest egg for retirement after two careers in service to people. The value of property in our neighbor is bound to decrease if indeed we are able to sell our home at all. We purchased it knowing it would be a quiet and safe place to live. If this commercial cannabis plan goes through despite 90% of us opposed, it will negatively impact what used to be a pretty good place to raise kids, animals, and enjoy its' beauty.

Are you aware that the entire Simpson Lane, Mitchell Creek, Turner Road population has only one access/egress? Aside from the event of an emergency, what about the increased traffic entailed in commercial businesses?

How will we deal with the nasty smell of our next door neighbors' plants and the potential toxicity to ourselves, pets and livestock should they ingest some cannabis by accident or drink water containing the residue of pesticides and herbicides used in these commercial grows. It has happened before to one of our pets, due to a reckless neighbor, causing near death.

Why have this grown in large lots where many children would be tempted to use it?

How is it legal that we've paid for a property zoned for residences and may now lose the value due to a rezoning or exceptions to the zoning? How will we be compensated for this loss? What would be your decision if your personal property were in jeopardy? Will you buy our property for fair market value so we are able to move to a place where individuals' rights will be respected over financial concerns of a county which mismanages the tax money they've already acquired and continues to do so? If you can make exclusions for this will there soon be exclusions for manufacturing and industry?

We have nothing to gain from this change and an awfully lot to lose.

There are many areas in this county that the commercial growing of cannabis would be more acceptable and even wanted, but a neighborhood composed of small properties containing a high percentage of children is not the place for it.

Additionally, we have been informed by cultivators themselves, that less than half of the sites are used by owners of the property. The remainder are operated by renters. Having been landlords ourselves, we know the potential for misuse, damage, neglect and abuse to which absentee landlords are subject.

We ask you to respectfully consider the rights of those who own property in the proposed area and just want to live in peace where they paid to do so. WE DON'T WANT COMMERCIAL CANNABIS GROWING IN OUR NEIGHBORHOOD!

Respectfully yours,

Louanne Totoro and Raymond Arnold, Land Owners , Voters and Tax Payers