

October 16, 2018

Mendocino County Planning Commission  
860 North Bush Street  
Ukiah Calif. 95482

Mendocino County  
OCT 17 2018  
Planning & Building Services

Re: Covelo Core Cannabis Combining District

Dear Planning Commissioners,

I am a ranch owner in Covelo and have just now heard of your plan to recommend that the town of Covelo (Core) be zoned for a proposed Cannabis Combining District. I understand that questionnaires were mailed to the people within the Overlay Zone and not to the wider community, which is why I have not heard of it until this late date. Any policies for the town of Covelo must include the "wider" community who are also affected by policies that may be instituted in the town proper.

As planners, when you look at a town and a community, I would hope that any policies that would come out of your research would first of all be guided by what is the best for the town, the overall health of the community as a whole, as well as the entire valley. Considerations such as children, safety, beauty should be foremost in those decisions, not just the responses from cards that were mailed out requesting a "yes" or "no" opinion. I hope that you know what these "grows" look like (9 ft tall black landscape fabric), that the smell permeates entire areas, that violence happens on a regular basis, and that here in downtown Covelo there is regular gunfire at night. People living in town who are not growers will not be able to escape the effects of these "grows".

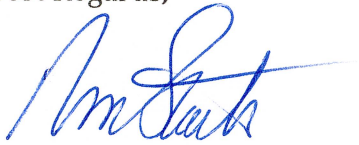
If you keep the "Sunset Clause" as is, then the growers who are in non-compliance will have some time to figure out what they are going to do, and the town will be returned to a "semblance" of a normal community. To delete the "Sunset Clause", as is recommended, will most likely "make permanent" these types of "grows" in the town, making it extremely unlikely that new people will invest in both residential and commercial property here. Would you recommend that communities like Ukiah or Fort Bragg have such "zones"? I don't think that you would.

I am asking two things:

1. Postpone your recommendations to the Board of Supervisors until you can send notices to the wider community here in Round Valley and people have a chance to respond. You could then hold another meeting to elicit more input. I would hope that these "notices" would be informative, in layman's terms, as to what the proposals are, not just "Opt In/Opt Out. What is the hurry on such an important issue?
2. Leave the "Sunset Clause" as is. Let our town become a "town" again.

I think that it your primary responsibility as planners is to help create policies that benefit "healthy" communities. This is the context that I think is the best.

Best Regards,

A handwritten signature in blue ink, appearing to read "Ron Stark", with a stylized, flowing script.

Ron Stark  
74400 Hill Rd. Covelo