

Planning Commission  
501 Low Gap Road  
Ukiah, CA 95482

Re: Upper Deerwood Neighborhood CP

I am Will Carson and live in the Upper Deerwood neighborhood. Rather than having multiple speakers from our neighborhood, I am representing and speaking for the owners of 44+ parcels of land. We are in support of staff's recommendation to approve of the Cannabis Prohibition Combining District for Deerwood.

The Deerwood Park subdivision was created by Don Heller roughly 55 years ago. It was a land subdivision rather than a housing subdivision, so every home in all of Deerwood is unique to the desires of the original owner. The first two phases of Deerwood Park are often referred to as lower Deerwood.

The third phase was land subdivided to the east of the first two phases and is accessed by a narrow top-of-the-ridge road that links lower Deerwood to upper. The larger lots in upper Deerwood had CC&Rs that allowed property owners to have a horse or chickens, something not allowed in lower Deerwood. These larger lots are the part of Deerwood Park that would be the Opt-out area. Mr. Heller always intended these parcels to be residential and part of the greater Deerwood residential neighborhood.

Upper Deerwood is a true neighborhood. We know each other, have winter holiday get-togethers, and have worked together to create a recognized Firewise Neighborhood. Our sense of community is extremely high.

The only access in or out of the entire Deerwood Park subdivision is at the Redemeyer Road/ Deerwood Drive intersection. Since there is only one way in and one way out, both neighborhoods are quiet, traffic is light and the area a safe place to walk or jog. We hope to keep these traits intact.

The initial conversations among the property owners within Upper Deerwood showed enthusiastic support for the creation of a CP Overlay for our neighborhood. The result of the Michael Baker survey testifies to Upper Deerwood's support for the CP overlay with 94% responding in favor of "Opt-out".

Commercial cannabis activities in lower Deerwood are already prohibited due to its zoning. Any activity within the upper neighborhood, for good or bad, has a direct effect on lower Deerwood. Establishing the Upper Deerwood Neighborhood as an "Opt-out" or CP zone, not only responds to the desire of the Upper Deerwood property owners, it creates consistency within all of Deerwood. Naturally, lower Deerwood property owners are in support of our efforts. Deerwood Park is truly one large extended residential neighborhood and, as such, all of Deerwood should be viewed the same in regards to commercial cannabis activities.

We encourage the Commission to approve of our desire to Opt-out and make a recommendation in favor to the Board of Supervisors.

Will Carson



Speaking for the Upper Deerwood Neighborhood