

To: Mendocino County Zoning Administrator, Department of Planning and Zoning Services  
From: Ben and Jody Deal, 21410 Petaluma Ave Fort Bragg, CA  
Subject: Comments in regard to Case #U\_2017-0039, Request for Use Permit Type C-A Cottage  
Size Indoor Cultivation (AG\_2017-0248)

Mendocino County  
JUL 10 2018  
Department of Planning and Zoning

We are the property owners at 21410 Petaluma Ave and since receiving the notice sent, have given a great deal of thought to the application for indoor cultivation of marijuana by Kyle and Lia Kohler. Our primary concerns for cultivation in our neighborhood include the following:

- 1) The smell associated with growing marijuana is very pungent, especially during harvest. This is not something we wish to have to smell every time we walk outside. Fort Bragg is a gorgeous place to live and visit. Most people do not want to be burdened by the stench of marijuana. We are very close to the potential cultivation site and there will be no way to escape the smell produced by growing.
- 2) The site for cultivation is located on a narrow gravel road that is shared by several neighbors. We fear there will be increased automobile and foot traffic due to the growing of marijuana.
- 3) How is the cultivation site going to be monitored to ensure the applicants are not breaking the law and selling marijuana illegally on the black market? This question goes hand in hand with the fear of increasing traffic in the area. No one wants unsavory people coming and going in their neighborhood.
- 4) How much water is going to be used to grow the marijuana? We are all on a well system with a water table that is variable based on the rain received during the previous winter. Growing 2,500 square feet of marijuana will take a lot of water which can negatively affect the neighborhood.
- 5) We are very close to Pudding Creek and thus the ocean. We are concerned with the pesticides used for growing marijuana and any runoff that may end up in our drinking water as well as our natural waterways.
- 6) We are concerned that the zoning will be changed from residential to agriculture.
- 7) How does this grow site affect home and property values in our neighborhood?
- 8) We are concerned about power usage and the sustainability of the power grid in our area.

We are strongly opposed to the rezoning of this site and do not wish to see the cultivation of marijuana in our neighborhood. We ask that you take our concerns into account as well as the

concerns of our neighbors prior to making a decision. The cultivation of marijuana in an area where several people live is a BIG DEAL. While it may be legal in California to currently grow marijuana, it is unfair to subject others to the repercussions of a cultivation site in an established neighborhood. I would not be opposed to the cultivation in a more rural area, where others are not affected.

Sincerely,

Handwritten signatures of Benjamin and Jody Deal. The signature on the left is a stylized 'B' followed by a horizontal line. The signature on the right is a stylized 'J' followed by a horizontal line.

Benjamin and Jody Deal