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By Jocelyn Gonzalez -Thies at 7:45 am, Oct 10, 2024

From: snyder6698@gmail.com
To: pbscommissions
Subject: Opposition to variance
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To: pbscommissions@mendocinocounty.gov
Subject: Case # AP_2024-0011

I am writing in regard to Case #AP_2024-0011
filed on 2-2-24
owner Maria Chavoya/Marco Chavoya

I am a neighbor of the above applicant and strongly oppose allowing the request of this variance for a cannabis greenhouse and cultivation project at the property.

Over the course of the last several years, the owners of this property have created numerous issues within the community. Many of the issues relate to excessive noise and loud parties being held on the property.

On more than one occasion the owners have burned piles of debris on the property containing treated wood that gave off strong chemical smelling smoke, resulting in the Redwood Valley Calpella Fire Department responding as well as Mendocino Air Quality.

While these complaints may not be directly related to any proposed construction or cannabis permitting, I believe it is worth noting that the owners of the property have generally showed little to no regard to the neighbors or community surrounding this property.

Regarding the proposed greenhouses and cannabis operation, I have several concerns which cause me to oppose the granting of a variance. I know that the owners have, in the past, illegally constructed a greenhouse on the property to facilitate an illegal marijuana grow on the property. The ground was illegally graded and in very close proximity to the waterway located on the west property line of the parcel. A stop work order was issued by County Code Enforcement Officers and the owners were forced to remove the structure. In speaking with Code Enforcement staff, I was told these owners have had similar lack of compliance issues on other properties in the past. I think it reasonable to believe that a history of non-compliance will continue with their future operations on the property. I don't feel that any party with an established past of non-compliance should be afforded consideration for variances or any other modifications to allow further cannabis projects.

I am also concerned with increased ground water use necessary to irrigate a cannabis grow of this size. I and many neighboring properties rely solely on well ground water for residential use. I feel that water security for residential use of the area should take precedent over cannabis cultivation.

Another fear is the potential for increased criminal activity related to a cannabis grow in our neighborhood. While cannabis cultivation can be conducted legally, it has been shown to increase the occurrence of violent crimes in our county. I work in law enforcement and am very aware of the frequency of armed robberies and home invasions related to cannabis operations in our community.

I am asking based on all these considerations that any variance or adjustment be denied in this case.

Respectfully,

Andrew Snyder
10480 East Rd
Redwood Valley, CA