

Petaluma Hills Farm LLC, The Highland Canopy LLC, Sonoma  
Hills Farm LLC

334 Purvine Rd Petaluma Ca 94952

Sonoma County UPC# UPC17-0020  
Cal Cannabis Lic#: CCL20-0000520

Comments, Concerns & Exhibits clearly demonstrating that the  
applicant has violated numerous terms of the conditions of approval  
and this cultivation site is a nuisance in the neighborhood where I reside

06/24/2022

Appeal to BZA to reconsider their decision in renewing Cultivation permit for below project since this document provides clear and photographic evidence of major non-compliance with conditions of approval and therefore this project represents a nuisance to the residents and neighbors.

<b>Date:</b>	September 30, 2019	<b>File No.:</b>	UPC17-0020
<b>Site Address:</b>	334 Purvine Road, Petaluma	<b>APN:</b>	022-230-020
<b>Applicant/Operator:</b>	Petaluma Hills Farm, LLC., Samuel Magruder		
<b>Applicant Address:</b>	34 Page Street, San Francisco, CA 94102		
<b>Business Owner(s):</b>	Samuel Magruder, Managing Member Gian-Paolo Veronese, Managing Member Mike Harden, Managing Member		
<b>Landowner:</b>	Sonoma Hills Farm, LLC., Michael Harden, Managing Member		
<b>Landowner Address:</b>	34 Page Street, San Francisco, CA 94102		

It should be noted at the outset that immediately after the BZA hearing on 00/06/22 applicant called several of the persons who provided evidence and testimony and berated and threatened them, including heckling Mr. Sanjay Bagai at the hearing itself which was witnessed by all including the BZA. This kind of intimidating behavior reminiscent of drug cartels of South America will and must be reported to the appropriate authorities. Our ability to appeal this has been hampered by these threats since several of the persons are now fearing further acts of reprisal by applicant. Applicant has posted videos identifying neighbors and their residences accompanied by intimidating rap lyrics. [https://youtu.be/BtQ1L\\_b9k\\_8](https://youtu.be/BtQ1L_b9k_8)

## REMINDER

If the director determines that there is credible evidence of non-compliance with the Conditions of Approval applicable to outdoor cultivation or that outdoor cultivation activities constitute a nuisance, or a public hearing is requested, the director shall refer the matter to the Board of Zoning Adjustments for possible modification of the Use Permit with regard to the outdoor cultivation activities, which may include elimination of the outdoor cultivation portion of the operation. Any such modification shall be preceded by a public hearing noticed and heard in compliance with Sonoma County Code.

# Index

HOSTING, SPONSORING, ORGANIZING, HOLDING OR PARTICIPATING IN CULTURAL EVENTS OR SPECIAL EVENTS, PROMOTIONAL EVENTS OR INDUSTRY WIDE EVENTS, GATHERINGS, PARTIES, FESTIVALS OR DINNERS, CANA-TOURISM, FARM STAYS, HOME-STAYS, VACATION RENTAL, HOSTED RENTAL, AIR BNB, TASTING EVENTS, BRAND BUILDING EVENTS, TRANSIENT OCCUPANCYS

AT 334 PURVINE RD PETALUMA CA 94952

ARE **FORBIDDEN** BY

1. SONOMA COUNTY CODE SECTION 26-88-250c
2. RESTRAINING ORDER ISSUED BY SUPERIOR COURT OF CALIFORNIA ON OCT 18, 2018
3. CONDITIONS OF APPROVAL BY PRMD CLAUSE 7,11,12 & 100

ACTIVITIES AND PHOTOGRAPHS ON FOLLOWING PAGES ARE OCCURING WITHIN CULTIVATION  
OPERATIONS








334 Purvine Rd.  
Proposed Configuration

Figure 2. Premise Map

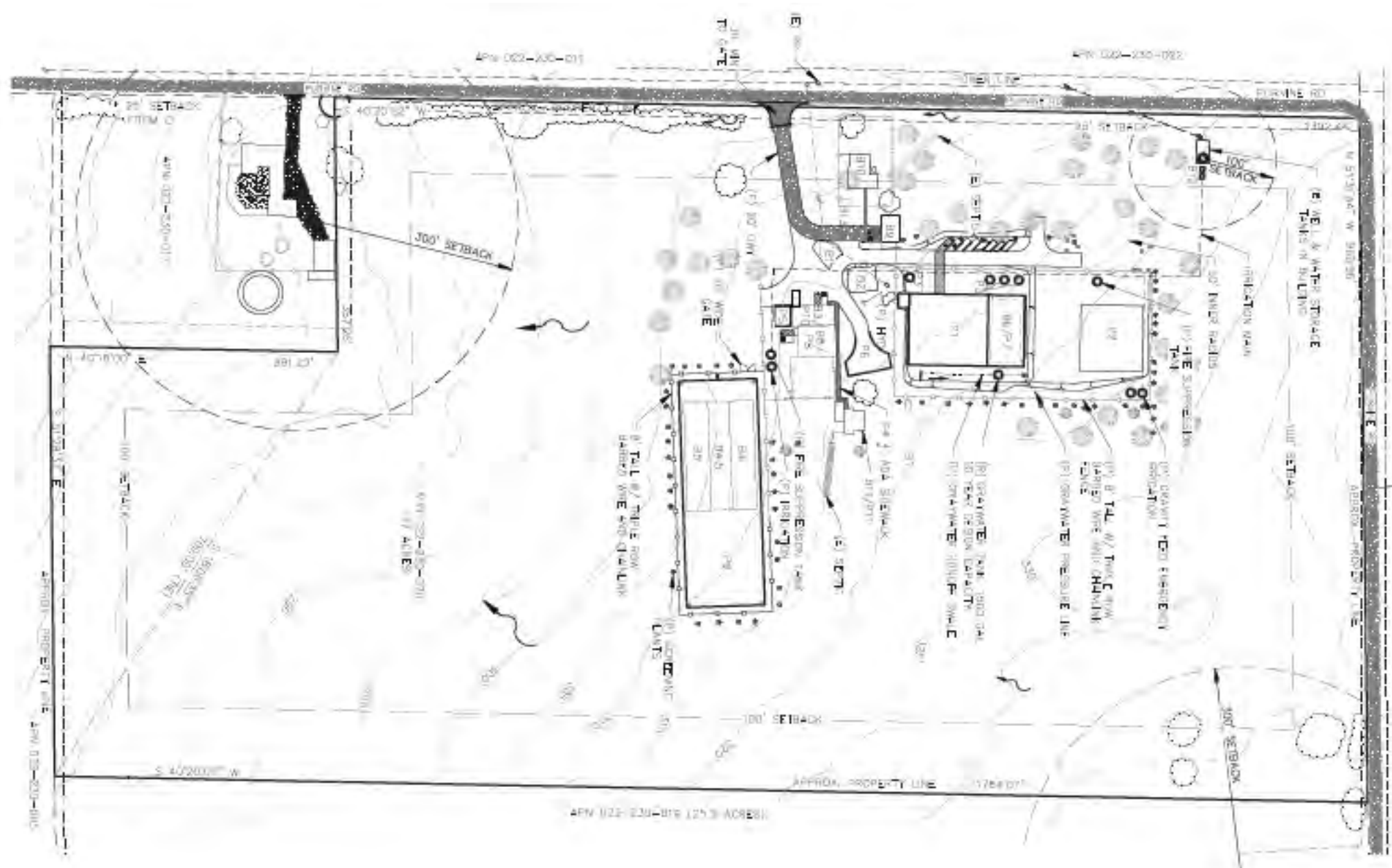
KEY

ID	Entity	Also Known As	Description
	Sonoma Hills Farm LLC	SHF	Landholder & landlord
	Petaluma Hills Farm LLC	PHF	PHF Lease Area - 1 acre
	SHF Jugo, Inc	Chef's Garden	Organic Vegetable Garden
	Residential Tenant		PHF Onsite Manager Residence
	Local Rancher		Cattle Grazing Lease Area - 25 acres

This is the site plan submitted and approved by PRMD

EXISTING BUILDING	SQ. FT.	EM	PROPOSED USE OF AREA
B1	380 SF	X	EQUIPMENT STORAGE AREA
B2	1,730 SF		EQUIPMENT STORAGE AREA
B3	1,440 <del>7,700</del> SF		F1 OCCUPANCY—PROCESSING AND FINISHED PRODUCT STORAGE
B4	4,800 SF	X	POULTRY BARN
B4.1	5,320 SF		FORMER POULTRY BARN AREA
B5	4,800 SF	X	POULTRY BARN
B6	6,000 SF	X	LIVE STOCK BARN
B7	704 SF		
B8	2,836 SF	X	(REPLACE WITH METAL BUILDING 43'X62')
B9	752 SF		GARAGE TO BE CONVERTED TO SECURITY OFFICE
B10			PRIMARY RESIDENCE
B11	901 SF		GUEST RESIDENCE
B12			WELL WITH PUMP AND WATER STORAGE BUILDING
B13			STORAGE SHED IN RESIDENCE YARD
IMPROVED BUILDING	SQ. FT.		PROPOSED USE OF AREA
I1	11,345 <del>4,000</del> SF		MIXED LIGHT GREENHOUSE
I2	7,800 SF		WASTE HOLDING AREA, COMPOSTING AND SOIL RECLAMATION
I3	8 QTY		10,000 GALLON IRRIGATION-RAINWATER TANKS
I4	850 SF		ADA SIDEWALK FOR WORKERS
I5	675 SF		NON-CANNABIS WASTE HOLDING
I6			PER SONOMA COUNTY FIRE SAFE STANDARDS, ORDINANCE NO. 9905, SEC 13-36(C) FIRE TURN AROUND
I7	5,300 SF		INDOOR CULTIVATION
I8	3,611 <del>1,000</del> SF		F1 DRYING & HAZMAT STORAGE
I9	30,000 SF		OUTDOOR CULTIVATION
I10	9,440 <del>1,000</del> SF		F1 OCCUPANCY—PROCESSING AND FINISHED PRODUCT STORAGE
I11	901 SF		ADA BATHROOM, OFFICE AND EMPLOYEE BREAK AREA





APN 022-230-011

APN 022-230-092

APN 022-230-012 (PT)

APN 022-230-016 (25.3 ACRES)

APPROX. PROPERTY LINE 172407

APPLICANT IS NOT A RESIDE AT 334 PURVINE RD PETALUMA. APPLICANT HAS MULTIPLE RESIDENCES IN THE BAY AREA AND MAIN RESIDENCE IS IN SAN FRANCISCO WHERE HE RESIDES WITH HIS FAMILY AND WHERE PREUMABLY HIS CHILDREN GO TO SCHOOL

## 'Condition of use' Clause and sub clause:

### 7. Type(s) and Limitations of Use:

- b. This use permit does not allow public access to the cannabis operation.
- c. This use permit does not allow any retail sales on-site or the delivery of cannabis to patients or the public.

11. **Special Events.** Tastings, promotional activities, and events are prohibited by Sonoma County Code Section 26-88-250(c) and therefore are also prohibited by this Cannabis Use Permit.

12. **Transient Occupancy.** Farm stays, vacation rentals, hosted rentals, and other transient occupancies are prohibited.

### Smoking

100. Smoking or consumption of Cannabis or materials containing Cannabis is prohibited in any work area.

## Evidence on following pages clearly demonstrate noncompliance with the above 'Conditions of approval':

- Applicant has allowed public access to the cannabis operation on a regular basis and in fact routinely conducts tours and special occasions such as dinners and meetings.
- Applicant routinely is delivering Cannabis to the public and in fact advertises access on social media.
- Applicant routinely conducts promotional activities and events at the cannabis operation.
- Applicant has been advertising on airBNB, social media, in the press and in journals and magazines farm stay vacation rental and hosted rental for 'Sonoma Hills Farm'
- Applicant routinely invites and encourages smoking of cannabis at the cannabis operation and advertises on social media, website as well as journals. Applicant routinely distributes cannabis at these events

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7 Napa, California 94559  
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9 Telefax: (707) 251-0368

10 Attorneys for Plaintiffs  
11 NO POT ON PURVINE, SANJAY BAGAI,  
12 PHOEBE LANG, AUTYMN GARVISCH, AYN  
13 GARVISCH, BRITT CHRISTIANSEN

14 SUPERIOR COURT OF CALIFORNIA  
15 COUNTY OF SONOMA

16 NO POT ON PURVINE, an unincorporated )  
17 association; SANJAY BAGAI; PHOEBE )  
18 LANG; AUTYMN GARVISCH; AYN )  
19 GARVISCH; and BRITT CHRISTIANSEN, )

20 Plaintiffs, )

21 v. )

22 PETALUMA HILLS FARM, LLC, a )  
23 California limited liability company; )  
24 SONOMA HILLS FARM, LLC, a )  
25 California limited liability company; )  
26 THE SONOMA COUNTY EXPERIENCE, )  
27 LLC, a California limited liability )  
28 company; SAMUEL J. MAGRUDER; )  
29 GIAN PAOLO VERONESE; MICHAEL )  
30 W. HARDEN; and DOES 1 through 25, )  
31 inclusive, )

32 Defendants. )

33 Case No. SCV263292

34 **TEMPORARY RESTRAINING**  
35 **AND ORDER TO SHOW CAUSE RE**  
36 **PRELIMINARY INJUNCTION**

37 Not disclosed to Cal Cannabis

38 FILED  
39 SUPERIOR COURT OF CALIFORNIA  
40 COUNTY OF SONOMA

41 OCT 18 2018

42 BY *Jeanne B.*  
43 Deputy Clerk

44 TO DEFENDANTS PETALUMA HILLS FARM, LLC, a California limited liability  
45 company; SONOMA HILLS FARM, LLC, a California limited liability company; THE  
46 SONOMA COUNTY EXPERIENCE, LLC, a California limited liability company;  
47 SAMUEL J. MAGRUDER; GIAN PAOLO VERONESE; and MICHAEL HARDEN:

48 Based on the verified complaint for damages and injunctive relief; the declarations of  
49 Ayn Garvisch, Autymn Garvisch, Britt Christiansen, Sonya Arriaga and Kevin Block; the re-  
50 quest for judicial notice; and the memorandum of points and authorities, all of which are served  
51 and filed herewith,

52 **YOU ARE HEREBY ORDERED TO SHOW CAUSE** on Nov. 16, 2018 at 9am.

53 or as soon thereafter as counsel may be heard, in Courtroom 16 of this Court, located at 3035  
54 Cleveland Avenue #200, Santa Rosa, California 95403, why you, your employees, agents, as-  
55 signs and all those acting in concert with you, should not be restrained and enjoined pending trial  
56 of this action from:

57 (a) engaging in Cannabis Cultivation at 334 Purvine Road, Petaluma, California with-  
58 out a Sonoma County cannabis use permit or a State Cannabis License in violation of the  
59 Sonoma County Cannabis Ordinance, the California Medicinal and Adult Use Cannabis Regula-  
60 tion and Safety Act, and applicable state and local regulations;

61 (b) hosting, sponsoring, organizing, holding or participating in tastings, promotional  
62 activities and events related to cannabis uses at 334 Purvine Road, Petaluma, California in viola-  
63 tion of section 26-88-250(c) of the Sonoma County Code;

64 (c) hosting, sponsoring, organizing, holding or participating in Cultural Events, Spe-  
65 cial Events, Promotional Events, Industry Wide Events or other events, gatherings, parties, festi-  
66

1 vals or dinners at 334 Purvine Road, Petaluma, California without a required event or other per-  
2 mit in violation of the Sonoma County Code and Sonoma County policies, ordinances and regu-  
3 lations; and

4 (d) maintaining, managing, operating, leasing or renting Hosted Rentals, Vacation  
5 Rentals, Farmstays, or event or meeting space at 334 Purvine Road, Petaluma, California, with-  
6 out required permits in violation of the Sonoma County Code and Sonoma County policies, ordi-  
7 nances and regulations.

8  
9  
10  
11 **PENDING HEARING** on the foregoing Order to Show Cause, you, your employees,  
12 agents, assigns and all those acting in concert with you **ARE HEREBY RESTRAINED AND**  
13 **ENJOINED** from:

14 (a) engaging in Cannabis Cultivation at 334 Purvine Road, Petaluma, California with-  
15 out a Sonoma County cannabis use permit or a State Cannabis License in violation of the  
16 Sonoma County Cannabis Ordinance, the California Medicinal and Adult Use Cannabis Regula-  
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26  
27  
28

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3 out required permits in violation of the Sonoma County Code and Sonoma County policies, ordi-  
4 nances and regulations.

5  
6  
7 This Order to Show Cause, and any and all supporting papers which have not been previ-  
8 ously served, shall be served on defendants no later than 10-19, 2018 by overnight mail.  
9 Proof of service shall be filed at least 5 days before the hearing.

10 Any opposition papers to the Order to Show Cause shall be filed and served on plaintiffs  
11 by overnight mail no later than 11-2, 2018. Any reply papers to such opposition shall be  
12 served on defendants by overnight mail no later than 11-8, 2018.

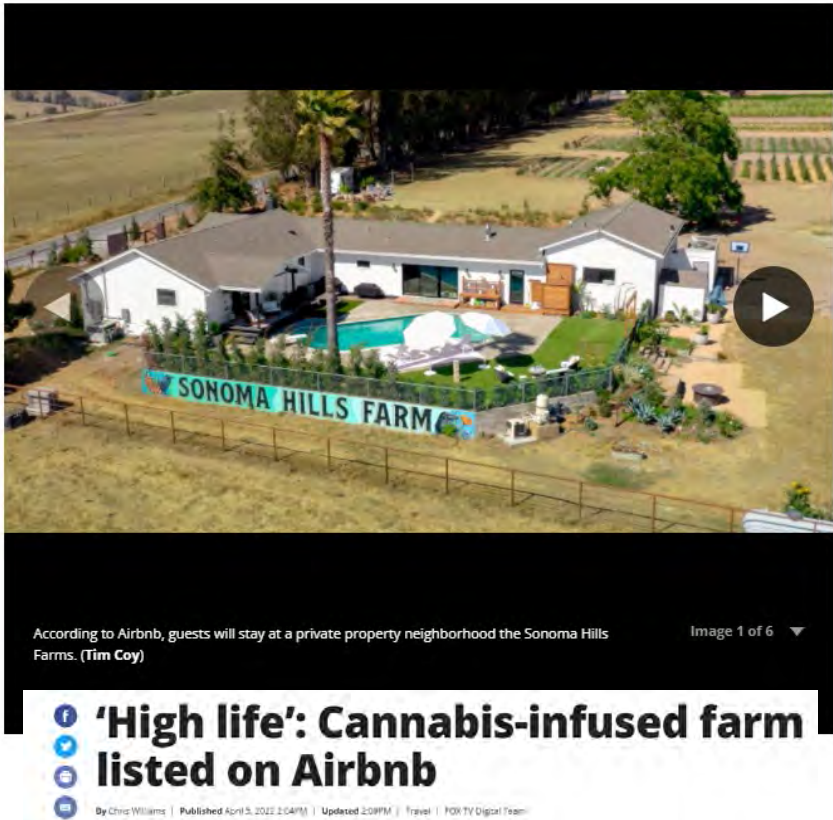
13 *Copies of all pleadings must be delivered*  
14 *to the judicial assistant in Dept. 162 at*  
15 *time of filing.*  
16 ~~Capitalized terms in this temporary restraining order and order to show cause shall have~~  
17 ~~the same meanings as set forth in the Medicinal and Adult Use Cannabis Regulation and Safety~~  
18 ~~Act ("MAUCRSA") and the Sonoma County Code.~~

19  
20  
21 October 18 2018

  
22 Judge



Evidence of violating Clause: 7B, &C, 11, 12 & 100



Advertising Farm Stay, vacation stay, hosted rental, transient occupancy

6/27/2022



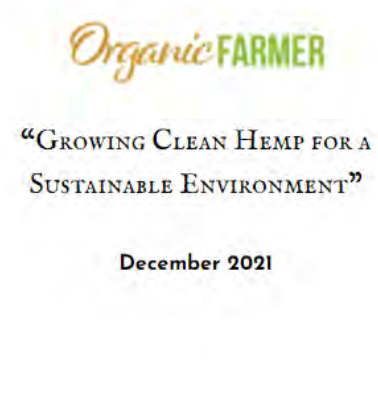
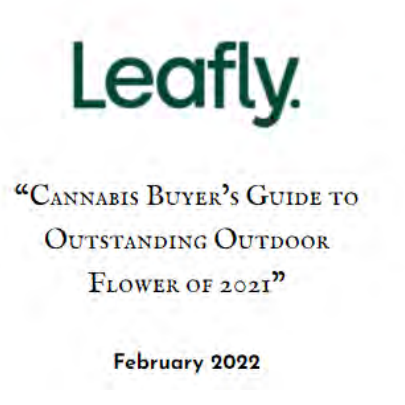
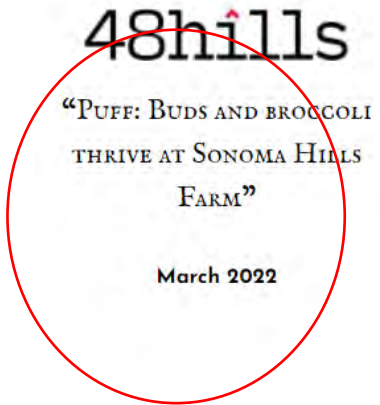
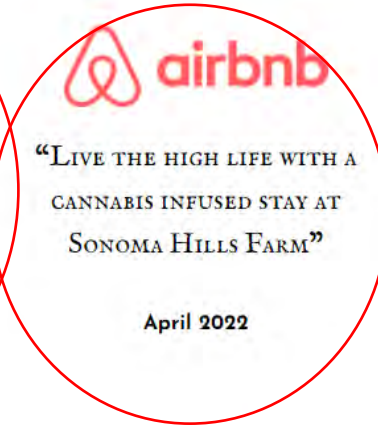
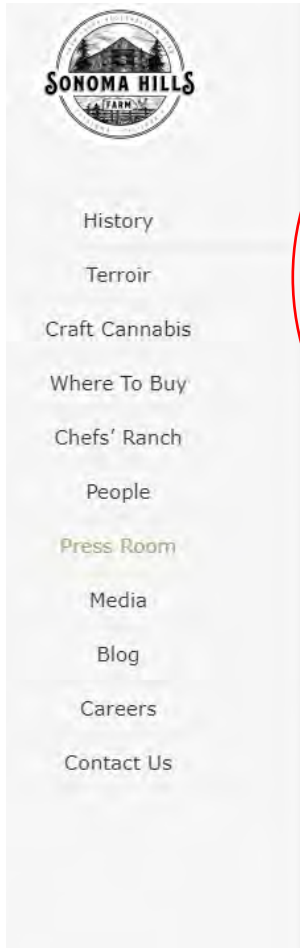
Public access, retail delivery, tasting, promotional activity and events, smoking, consumption of cannabis



Public access, retail delivery, tasting, promotional activity and events



# Evidence of violating Clause: 7B, &C, 11, 12 & 100



Advertising Farm Stay, vacation stay, hosted rental, transient occupancy  
Public access, retail delivery, tasting, promotional activity and events ,  
smoking, consumption of cannabis

# Evidence of violating Clause: 7B, &C, 11, 12 & 100



Public access, retail delivery, tasting, promotional activity and events, smoking, consumption of cannabis  
6/27/2022



Public access, retail delivery, tasting, promotional activity and events



Public access, retail delivery, tasting, promotional activity and events



Public access, promotional activity and events



Evidence of violating Clause:



Public access, retail delivery, tasting, promotional activity and events, smoking, consumption of cannabis  
6/27/2022



Public access, retail delivery, tasting, promotional activity and events



Public access, retail delivery, tasting, promotional activity and events, smoking, consumption of cannabis



Public access, retail delivery, tasting, promotional activity and events, smoking, consumption of cannabis



# Evidence of violating Clause: 7B, &C, 11, 12 & 100



Public access, promotional activity and events

6/27/2022



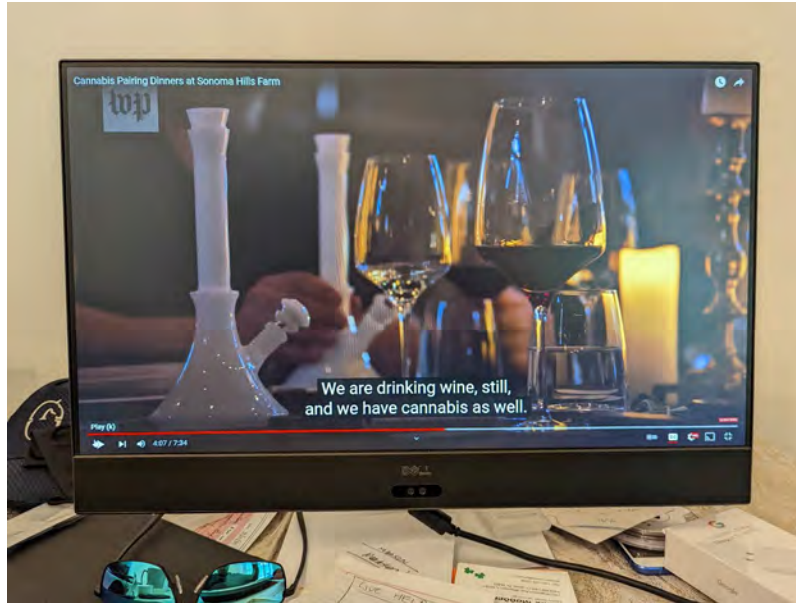
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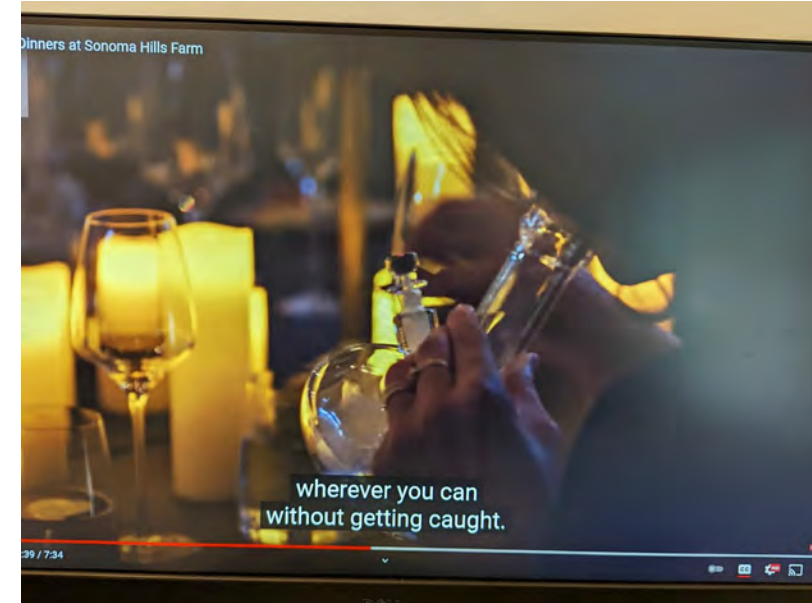
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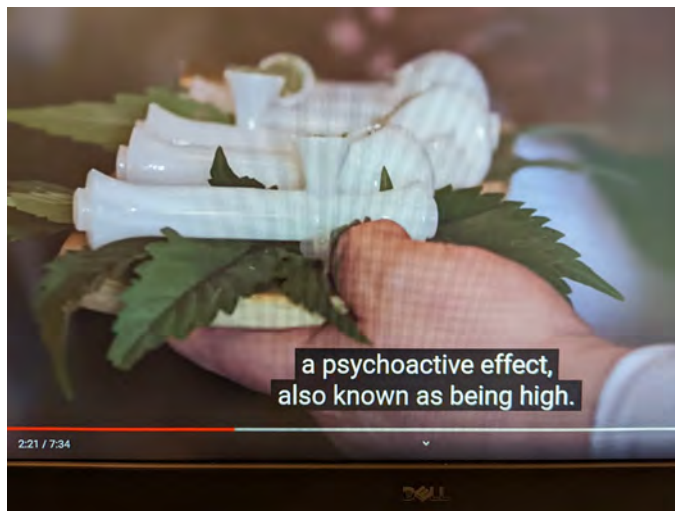


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## Evidence of violating Clause: 7B, &C, 11, 12 & 100



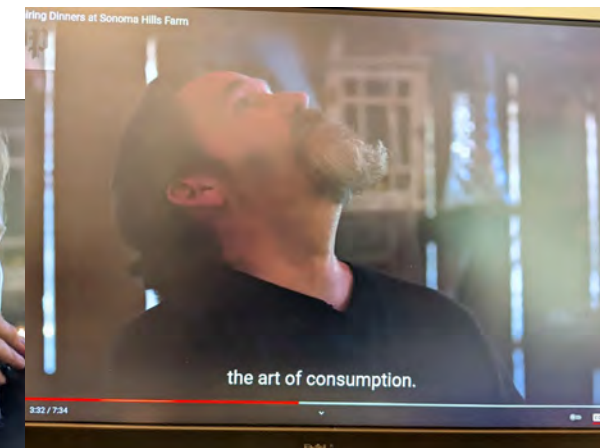
Public access, retail delivery,  
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Public access, retail delivery,  
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Public access, retail delivery,  
tasting, promotional activity  
and events , smoking,  
consumption of cannabis



<https://youtu.be/rVG8HyAbNng>

Full Video of this event held at 334 Purvine Rd can be seen  
here click on link above



Evidence of violating Clause: 7B, &C, 11, 12 & 100

[https://youtu.be/BtQ1L\\_b9k\\_8](https://youtu.be/BtQ1L_b9k_8)

Video posted by Highlands  
Canopy, taunting the  
neighborhood on Purvine Rd and  
identifying the occupants of the  
homes nearby to their  
subscribers

APPLICANT HAS LONG HISTORY OF FARM TOURS PUBLIC TOURS  
POT SMOKING WEEKENDS AND ADVERTISED AND PROMOTED IN  
THE MEDIA

**5 EVENTS AT 334 PURVINE RD PETALUMA CALIFORNIA  
“Sonoma Hills Farm” & “Petaluma Hills Farm”**

**EXHIBIT I**

**May 20<sup>th</sup> 2018 BICYCLE TOUR STOP OVER:**

- Public event 40 bicycle riders, support crew, staff, photographers, roughly 120 persons attending
- Public were served with Alcohol, cannabis farm tours, Alcohol [suspected infused with Cannabis] food [suspected infused with Cannabis], [suspected cannabis sale & use]

**EXHIBIT II**

**June 9<sup>th</sup> 2018 PUBLIC DINNER:**

- Public event with over 75 cars and tour bus. Roughly 200 persons with children.
- Public were served with Alcohol, cannabis farm tours, Alcohol [suspected infused with Cannabis] food [suspected infused with Cannabis], [suspected cannabis sale & use]

**EXHIBIT III**

**AUGUST 1<sup>st</sup> 2019 SONOMA COUNTY EXPERIENCE BUS TOUR:**

- Public event in a tour bus. Roughly 8 persons.
- Public were served with Alcohol, cannabis farm tours, Alcohol [suspected infused with Cannabis] food [suspected infused with Cannabis], [suspected cannabis sale & use]

**EXHIBIT IV**

**AUGUST 19<sup>th</sup> 2018 POTATO PALOOZA:**

- Public event 82 cars, roughly 400 persons, children included.
- Public were served with Alcohol, cannabis farm tours, Alcohol [suspected infused with Cannabis] food [suspected infused with Cannabis], [suspected cannabis sale & use]

**EXHIBIT V**

**AUGUST 21<sup>st</sup> 2018: PUBLIC DINNER:**

- Public Event with roughly 30 persons in attendance.
- Public were served with Alcohol, cannabis farm tours, Alcohol infused with Cannabis, food infused with Cannabis, Cannabis sale & use

**EXHIBIT VI**

- ADVERTISEMENTS FOR FOOD, ANIMALS AND ALCOHOL INFUSED WITH CANNABIS

# EXHIBIT I

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Opportunity this week at 334 Purvine inbox star



**John Rodgers**

10:11M

12:20 [View details](#)

I thought you would be interested to know that Petaluma Hills Farm at [334 Purvine](#) will play a major role this coming week in a multiple day cycling event that caters to the rich and affluent cycling community in Northern California. The event is called Chef's Cycle and it's a fund raising ride that is associated with a charity event called "No Kid Hungry". This event draws a very high-end crowd, many associated with hospitality industry (some of the top donators are Williams Sonoma and Kimpton Hotel and Restaurant Group). The cycling event will make two stops at Petaluma Hills Farm, first on Tuesday and then again on Thursday. Tuesday the farm will be used as an aid stop at the ~72 mile mark on the ride. Thursday the farm will host the full lunch station (again near the 70 mile mark). The route on Tuesday will see the riders come up Spring Hill Rd. from the north and climb up to the farm. Thursday the riders will come from Petaluma, again on Spring Hill Rd. This is a terrific opportunity for your organization to have an impact on the farm and it's proposed cannabis operation. Increased roadside messaging along Spring Hill Rd. would have a high impact on the riders, as would picketing the general area of the farm, especially on Thursday, as the riders will be stopped there for an extended amount of time to eat lunch. The use of this farm as a central point for this event seems to be a direct slap in the face of our community and the on-going campaign to stop cannabis from replacing the traditional farmers and ranchers that have always made this area so special. The use of Petaluma Hills Farm for this event is directly related to the farms current caretaker, Jared Rivera, the former founder of an app called Chef's Feed. Mr. Rivera is currently overseeing day to day operations at the farm and is associated

1:56

LTE

Ride With GPS LLC



Sign Up



Open in the App

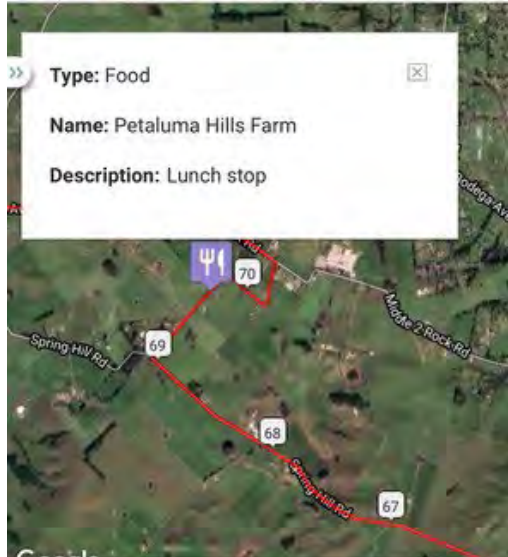


Type: Food



Name: Petaluma Hills Farm

Description: Lunch stop



©2018 Google Imagery ©2018 DigitalGlobe, Landsat / Copernicus, U.S. Geo

98.8 mi +5038 ft / -5035 ft





Opportunity this week at 334 Purvine inbox star



**John Rodgers**

10:11 AM

12:26 [View details](#)

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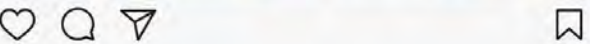
♡ 💬 📍 📌

11 likes

thesonomacountyexperience Take a walk out of prohibition with us....  
#vistapoint #SonomaCounty #wine  
#winetasting #Craftbeer  
#craftbeertasting #winecountry



THE EXPERIENCE ECONOMY  
WINE & WEED SYMPOSIUM 2018



5 likes

thesonomacountyexperience Check out our new blog recapping the 2018 Wine & Weed Symposium. It was an awesome event and we were lucky enough to be part of it! #wineandweed



9:03

LTE

## ✕ The Experience Economy:...

We toured the facilities, got to see first-hand the edible making process, and our visitors got to ask all the questions they had about creating the delicious marijuana infused products they consume on a regular basis.

The day ended at Sonoma Hills Farm in Petaluma, a 'Cannery' style farm. Sam, the COO, walked our group through their five-acre vegetable garden, the site plans for what their farm will look like once they are done renovating it, as well as the demo cannabis garden. To top it off, we were able to see what it's like coming out of prohibition, with signs opposing cannabis on every electrical pole leading up to their farm.

With stops at a dispensary, winery and brewery along the way, the symposium tour was a total success. All in all, the Wine and Weed Symposium was a great event to be a part of and we look forward to seeing it grow. As the dust settles and regulations loosen, it will be interesting to see the new ways these two industries can collaborate together, and we're excited to contribute to that success!



---

NEXT





thesonomacountyexperience 6h X



Send message

...



# EXHIBIT IV

## **AUGUST 19 2018 POTATO PALOOZA:**

- Public event 82 cars, roughly 400 persons, children included.
- Public were served with Alcohol, cannabis farm tours, Alcohol [suspected infused with Cannabis] food [suspected infused with Cannabis], [suspected cannabis sale & use]

 **sonomahillsfarm**  
Sonoma Hills Farm



51 likes  
**sonomahillsfarm** Please join us on the farm for our inaugural harvest festival on 8/19!





































































5:42

100%

MOST RECENT  
Sonoma Hills Farm

H **homage\_sf** ·  
Sonoma Hills Farm



25 likes

**homage\_sf** @sonomahillsfarm  
thanks for hosting @littlefarms what  
a superbly delicious time! I'm  
claiming that goat's milk for cheese!  
Great hanging with you two



# EXHIBIT V

**AUGUST 21 2018: PUBLIC DINNER:**

- Public Event with roughly 30 persons in attendance.
- Public were served with Alcohol, cannabis farm tours, Alcohol infused with Cannabis, food infused with Cannabis, Cannabis sale & use

VIDEO LINK: <https://youtu.be/vWCsIYRmCXs>

10:06

LTE



thesonomacountyex... 27m X



*Thanks for the sweet ride*



Send message

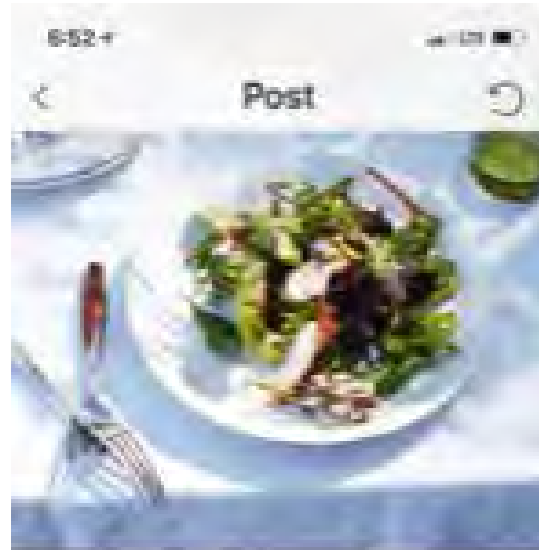












6:52 + Post Share

60 likes

**lahojafood** Catch the recipe for our chef [@\\_luke\\_reyes](#) herb roasted chicken with avocado, sorrel, feta & cannabis infused lemon vinaigrette for the Summer issue of [@kitchentoke](#), the first ever cannabis cooking magazine, along with a little piece on what we do at La Hoja 🌿🥑

[@evakolenko](#)

Home Search Post Activity Profile









5:33

LTE



## Comments



@joshsemolik

1d



**sousweed** #chronvivant

#sonomahillsfarm

#summerharvest

#farmdinner #sonoma

#cannabiscommunity

#cannabisculture

#popupdinner

#foodwinewomen

#feedfeed

#cannabisinfused

#cbdcures #esfgrams

#sfeats #sffood #edibles

#medibles #weedfood

1d Reply



**davidvale** 🔥🔥🔥

1d 1 like Reply



Add a comment...

5:33

LTE



## Comments



**sousweed** Special thanks to @chronvivant and @\_luke\_reyes for hosting the loveliest farmhouse dinner at @sonomahilsfarm. It was a tasty evening filled with cannabis infused bites, CBD mocktails, and @realoystercult oysters. We also learned a lot. Many thanks to @sweetleafbayarea for shedding light on important compassion issues and bringing awareness to #SB829, a bill that will effectively remove all taxes from compassionate cannabis donations. 🙏 @joshsemolik

1h



Add a comment...



5:33

LTE



TOP POSTS  
Sonoma Hills Farm



sousweed · Follow



Sonoma Hills Farm



127 likes

sousweed Special thanks to  
@chronvivant and @\_luke\_reyes for  
hosting the loveliest... more

View all 3 comments

1 DAY AGO



chronvivant · Follow



Sonoma Hills Farm



5:33

LTE



TOP POSTS  
Sonoma Hills Farm



sousweed · Follow

Sonoma Hills Farm



127 likes

sousweed Special thanks to  
@chronvivant and @\_luke\_reyes for  
hosting the loveliest... more

View all 3 comments

1 DAY AGO



chronvivant · Follow

Sonoma Hills Farm



**MISC ADVERTISEMENTS FOR FOOD, ANIMALS AND ALCOHOL INFUSED WITH CANNABIS**

12:40

LTE



Instagram



Stories

▶ Watch All



You



onewithbirds



chrissyteigen



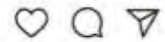
khloekarda...



lilypadc



**sonomahillsfarm**  
Sonoma Hills Farm



39 likes

sonomahillsfarm Free ranging in the medicinal garden while offering the plants nitrogen. Symbiosis!







Follow

## Big Rock

@bigrocksf

We invest, consult & support businesses, non-profits & individuals driving positive change in the California cannabis, hospitality & wellness communities.

San Francisco, CA [big-rock.com](http://big-rock.com)

92 Following 68 Followers

Tweets Tweets & replies Media Lik

Big Rock Retweeted



Carleton English @... · 5/2/18

"We look at cannabis like a vegetable," says @bigrocksf founder Mike Harden at #MIGlobal.

Only unlike kale, which gets \$4/lb, cannabis gets \$700-\$1,800. "If you do it right," he adds.





Comments

sonomahillsfarm The Swallow Bar is open! Pls DM for reservations #historicbarnrestore 2h

firstnamepeterson Let me know when my bartending shift starts 2h 2 likes Reply

sonomahillsfarm @firstnamepeterson 7/29! 1h Reply

Load more replies

karolent60 Beautiful! 2h 1 like Reply

myadtviola Need servers? Wine program help? I have plenty of time @\_todd\_shoberg. 🙄🙄 can start Saturday 2h 2 likes Reply

sonomahillsfarm @myadtviola see you for Todd's pop-up in August 🍷 1h 2 likes Reply

Load more replies

mamalisa05 So charming! 45m Reply

Add a comment as britt.christian



9:10



Tweet



**double**  
@cdouble2073

"CRAB + CANNABIS Dinner  
paired with El Tesoro Tequila  
cocktails made with organic  
CBD-infused juices sourced from  
Sonoma Hills Cannabis Farm  
based in the rolling hills of  
Petaluma and more."

1/19/18, 2:18 PM

2 Likes



**Ty Dolla Store** @mrd... · 1/19/18  
Replying to @cdouble2073  
[@cdouble2073](#)



Tweet your reply





7:46



## Comments



bounty. tickets are 75\$ a person. Let's party! 🥳  
(after you purchase tickets through link in bio you will be sent more details and confirmation)  
#diyrestaurant for the win!  
— email:  
sideshowsuppers@gmail.com if ya want more details

1h



**\_todd\_shoberg** Stay tuned for two more dinners in late August @sonomahillsfarm where me may or may not use cannabis in our cooking/cocktails 🤔

3h 2 likes Reply



**kitty\_lyons** Yasss!! 🔥🔥❤️



Add a comment...

8:55

LTE



## Comments



**foodandfarmtours** The escape artists lured back into their huge pasture with chicken feed by goat dad @jaredrivera 🐐 🌿

2h



**sonomahillsfarm** They broke into the medical garden and ate 4 cannabis plants this morning....so we're gonna have some good goat cheese for your next group of guests!

57m 1 like Reply



**foodandfarmtours** @sonomahillsfarm 🐐 😬

46m Reply



**foodandfarmtours**



Add a comment...

8:55

LTE



Instagram



87 likes

**foodandfarmtours** The escape artists lured back into their huge pasture with chicken feed by goat dad @jaredrivera 🐐 ✨

View all 7 comments

**sonomahillsfarm** They broke into the medical garden and ate 4 cannabis plants.....so we're gonna have some good goat cheese for your next [...]

**foodandfarmtours**



Verizon 3:19 PM 97%

Instagram

 **sonomahillsfarm**  
Sonoma Hills Farm



♡ 💬 📌

Liked by **\_todd\_shoberg** and **46 others**

**sonomahillsfarm** So excited to taste and share the honey we're helping these bees make 🍯

🏠 🔍 + ❤️ 👤

Stop compromising. Custom hair... more

View 1 comment

**chronvivant**  
Sonoma Hills Farm



Like Comment Share

Liked by **mike\_harden\_sf, joshsemolik** and **69 others**



## 'Condition of use' Clause and sub clause:

52. Prior to building permit final or granting of occupancy or initiation of the use, the County shall verify that the well monitoring equipment has been installed and that the access easement has been recorded. Water meters shall be calibrated and copies of receipts and correction factors shall be submitted to Permit Sonoma staff at least once every five years. In the event that project groundwater use exceeds 2.08 acre-feet per year from the project well, Permit Sonoma staff may bring this matter back to the Board of Zoning Adjustments for review of additional measures to reduce water use. In the event that groundwater use exceeds 2.08 acre-feet per year by more than 10 percent, Permit Sonoma staff shall bring this matter back to the Board of Zoning Adjustments to consider whether additional measures to reduce water use are appropriate.

### **Evidence clearly demonstrate noncompliance with the above 'Conditions of approval':**

- Applicant has not complied with any of the above terms

334 DOES NOT HAVE THE WATER AND HAS NEVER HAD THE WATER TO SUSTAIN A CANNABIS CULTIVATION, HOMES, VEGETABLE GARDEN AND LIVESTOCK

APPLICANT HAS APPLIED TO DESTROY THE EXISTING WELL SINCE IT HE RAN IT DRY AND HAS YET TO PROVIDE A WELL REPORT AS REQUIRED BY STATE AND LOCAL AGENCIES

THE STEEL WATER STORAGE TANK @ 06/07/22 WAS NOT COMPLETED. WHERE WILL THE APPLICANT FILL THIS 100,000 GALLON TANK FROM? STATE AND LOCAL AGENCIES REQUIRE WATER SOURCES TO BE CLEARLY DEFINED AND CANNOT BE CHANGED WITHOUT PERMISSION.

ALL THE WATER THAT WAS ILLEGALLY OBTAINED AND PURCHASED FROM SANTA ROSA, PETALUMA AND NEIGHBOURING FARMERS WAS USED FOR CULTIVATION

AS I POINTED OUT METERS ARE CONNECTED TO READ HOW MUCH WATER IS WITHDRAWN FROM THE WELL OR AQUIFER. APPLICANT NEEDS TO PROVIDE THIS INFORMATION HOW MANY GALLONS DID HE WITHDRAW FROM THE AQUIFER?

# BLD21-9472 - Building Permit



Fabrication and installation of a 90,684 gallon metal water storage tank on a concrete ring foundation and associated site work. Status:

**Issued**  
4/28/2022

**Permit Number:**

BLD21-9472

**Permit Type:**

Building Permit

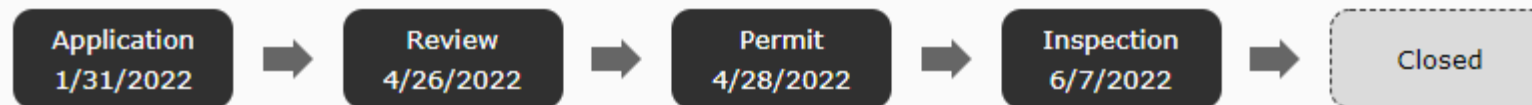
**Applicant:**

SONOMA HILLS FARM LLC

**Permit Description:**

Fabrication and installation of a 90,684 gallon metal water storage tank on a concrete ring foundation and associated site work.

## Permit Timeline



[Show Timeline ▶](#)

[Hide Documents ▼](#)

3/31/2022: Submitted revised map with Site 3 added for approval

# Well Permit Application

WLS-031

X-Street: Middle Two Rock Rd

334 Purvine Road		Permit Number <b>WEL21-0361</b>	
Site Address	Petaluma Ca 94952	Permit Number	022-230-020
City/Town	State Zip	Assessor's Parcel Number	
Sonoma Hills Farm LLC		Weeks Drilling & Pump Company	
Owner Name	34 Page Street	Well Driller Name	P.O. Box 176
Mailing Address	San Francisco Ca 94102	Mailing Address	Sebastopol Ca 95473
City/Town	State Zip	City/Town	State Zip
(707) 2468276		C57 - 177681	
Phone	Aaron	License Number	823-3184
Contact Person		Phone	823-4258
		Fax	

The validity of this permit depends upon the accuracy of the information provided by the applicant. A site plan must accompany this application. In addition to the information required on the Minimum Standard Site Plan (Form CSS-019), the site plan shall also include the proposed well location, existing well(s) location(s), GPS coordinates of proposed well, sewer mains and laterals, and other potential sources of contamination. If an inadequate site plan is provided and a second field visit is required, a charge at the current hourly rate will be assessed. The precise site location of the proposed well must be staked with the driller's name.

**INDICATE TYPE AND NUMBER OF PROPOSED WELLS/BORINGS:**

Indicate use:  Residential  Community  Irrigation  Industrial

Reason for new well: **Increase production**

Destruct  Class I Well  Class II Well  Reconstruction Reason for Class II: \_\_\_\_\_  
 Geotechnical Borings  Geotexchange  Monitoring  Cathodic  Dewatering  
 Performance Well  Piezometer  Inclinator  Other: \_\_\_\_\_

Total number of wells on property: **1** Number in use: **1** Number inactive: **--** Number abandoned: **--**

Well located within an existing public water system boundary. Yes  No  Name of System: \_\_\_\_\_

**CONSTRUCTION PROPOSED:**

Casing: Diameter: **5"** Gauge: **SDR21** Material: **PVC** Gravel Pack  Sand Pack  Conductor: Yes  No

Annular Space Size: **2"** Depth of Seal: **100'** minimum Seal Material: **Bentonite - Cement**

Method of Disinfection: **HTH** Method of Sealing: **Well Cap** Type of Joint: **Glue - Spline**

DESTRUCTION PROPOSED: Well Diameter: \_\_\_\_\_ Well Depth: \_\_\_\_\_ Well Casing: \_\_\_\_\_

Method of Destruction: \_\_\_\_\_

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm under penalty of perjury one of the following declarations:  
 I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_  
 Policy No: **Starstone National Insurance Co**  
 (This section) **#T10200771**

I hereby agree to comply with all laws and regulations of the County of Sonoma and State of California relating to water well construction. I will telephone (707) 565-1694 to notify the Environmental Health Specialist 24 hours prior to commencing this work. I will furnish the Permit and Resource Management Department and the owner a copy of the State Well Completion Report within thirty (30) days in order to obtain final approval on this well as required by SONOMA COUNTY CODE, CHAPTER 35B. I acknowledge that the application will become a permit if only after site approval and payment of fee. I understand that this permit is not transferable and expires one year from the date of issuance.

Signature of Well Driller: *[Signature]* Date: **7/27/2021**

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3708 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Application Approved by: **Becky Ver Meer** Date: **11/22/2021** Seal Inspection Date: \_\_\_\_\_ EHS  
 Finaled by: \_\_\_\_\_ Date: \_\_\_\_\_ GW Zone: 1 (2) 3 4  
 Comments: **Parcel has a Hemp grow with a discretionary permit (HMP21-0011) 11/22/2021 in "Registered/Approved" status.**

**Sonoma County Permit and Resource Management Department**

2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1399

3/31/2022: Submitted revised map with Site 3 added for approval

**APPROVED**  
**PERMIT SONOMA**  
**WELL AND SEPTIC SECTION**  
 APPROVED BY: **Becky Ver Meer**  
 DATE: **Apr 1, 2022**  
**PERMIT # WEL21-0361**

Site 3:  
 - 20' from existing well  
 - 206' in from Northeast PL  
 - 80' in from Northwest PL

**APPROVED**  
**PERMIT SONOMA**  
**WELL AND SEPTIC SECTION**  
 APPROVED BY: **Becky Ver Meer**  
 DATE: **November 22, 2021**  
**PERMIT # WEL21-0361**

**WEEKS**  
 Drilling & Pump Company

TITLE: **334 Purvine Road**  
 Petaluma, Ca 94952  
 DATE: **July 27, 2021**

DESCRIPTION: **New Irrigation Well**  
 PAGE: **1 of 1**



PRIOR TO OCCUPANCY:

49. Water well(s) used for cultivation shall be equipped with a meter and sounding tube or other being turned off. Static water shall be measured by turning the pump off at the end of the working day and recording the water level at the beginning of the following day before turning the pump back on. Groundwater monitoring reports shall be submitted annually to the County by January 31 of each year. The annual report shall show the location of the well(s) with the groundwater level measuring device and the location of the water meter(s), and shall include a cumulative hydrograph of static water levels and total quarterly quantities of water pumped from well(s) used in the operation.
51. The location of the wells, and groundwater elevations and quantities of groundwater extracted for this use shall be monitored quarterly and reported to Permit Sonoma in January of the following year pursuant to Section WR-2d of the Sonoma County General Plan and County policies. Annual monitoring fees shall be paid at the rate specified in the County Fee Ordinance. If the County determines that groundwater levels are declining in the basin, then the applicant shall submit and implement a Water Conservation Plan, subject to review and approval by Permit Sonoma.



#### Total Onsite Water Use

The total onsite water use, including proposed cultivation plus existing grazing operations and domestic uses (including both existing residential uses plus proposed employees) is calculated at 5.94 acre-feet per year (2.93 acre-feet for cultivation + 1.68 acre-feet for cattle grazing + 1.33 acre-feet for domestic uses). Taking into account the 0.85 acre-foot offset anticipated from rainwater capture, total onsite water use is expected to be 5.09 acre-feet per year.

#### Water Use Impact Analysis

The cumulative impact area for the study was centered on the project well and includes an approximately 500-acre circular area within a 0.5-mile radius. It includes 22 properties ranging in size from 1 acre to 313 acres with an average size of 52 acres. Seventeen of the surrounding properties are also in a major groundwater recharge area (Zone 2); the other five properties are partly in areas of low or highly variable water yield (Zone 4). The total groundwater storage capacity in the area is calculated at 2,175 acre-feet with an annual recharge rate of 125 acre-feet. The current annual water demand within the cumulative impact area is estimated to be 42.9 acre-feet; the future potential annual water demand is estimated at 63.59 acre-feet.

The proposed project's annual water demand of 2.93 acre-feet increases the current total water demand within the cumulative impact area by 8.6% and the future total water demand within the cumulative impact area by 4.8%. Note that the 2.93-acre-foot water budget does not take into account the 0.85 acre-foot offset anticipated from rainwater capture, so these water demands are more conservative than likely to occur.

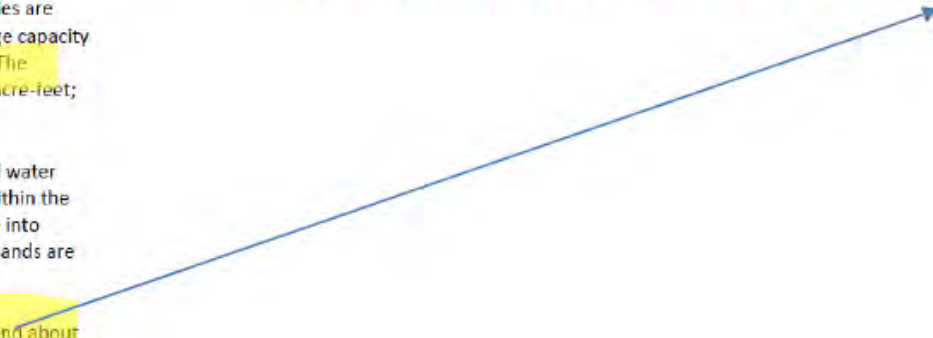
The zone of pumping influence from the onsite well was determined by pump test to extend about 160 feet from the well, based on a pumping rate of 6.7 gallons per minute with the pump running for an 8-hour time period. The closest neighboring well was identified approximately 1,583 feet from the onsite well, far outside of the potential area of pumping influence. The nearest surface water identified was an unnamed creek located approximately 1,700 feet southwest of the project well, which is also outside the well's potential area of pumping influence.

The maximum daily water demand for the proposed cultivation project (greenhouse, indoor, and outdoor) during peak summer irrigation would be 4,199 gallons, which would require about 10.5 hours of pumping with a well yield of 6.7 gallons per minute. A 10.5-hour pump day would extend the pumping influence slightly farther than the 8-hour pump test analyzed. However, the zone of pumping influence would not be anticipated to extend an additional 1,400+ feet (i.e., 160 to 1,583 feet) to have any impact on a neighboring well. Note also, the peak usage rate would occur only two months per year (during peak outdoor cannabis watering); typical daily demand would be met with approximately 6 hours of pumping with a well yield of 6.7 gallons per minute.

Based on these calculations, the hydrogeologic report determined that the proposed project would not result in a net deficit in aquifer volume or a lowering of the local groundwater table.

Additionally, the County has several standard conditions of approval related to water use which would apply to this project, including required submission of a Water Conservation Plan for all new and repurposed buildings; review of the landscaping plan to ensure compliance with Water Efficient Landscape Regulations (County Code Chapter 7D3); installation of a groundwater level monitoring device pursuant to General Plan Policy WR-2d, including installation of a water meter(s) on the

This project is using three times what was estimated therefore using 24% of resources. Secondly NO WELL TEST AS NOTED WAS EVER CONDUCTED



**Authority:** Sections 26012 and 26013, Business and Professions Code. **Reference:** Sections 26012, 26013, 26051.5, 26060, and 26060.1, Business and Professions Code.

**§ 8107 Supplemental Water Source Information.**

(b) If the water source is a groundwater well: Page 17 of 74

(2) A copy of the well completion report filed with the Department of Water Resources pursuant to section 13751 of the Water Code. If no well completion report is available, the applicant shall provide evidence from the Department of Water Resources indicating that the Department of Water Resources does not have a record of the well completion report. If no well completion report is available, the State Water Resources Control Board may request additional information about the well.

**Authority:** Sections 26012 and 26013, Business and Professions Code. **Reference:** Sections 26001 and 26013, Business and Professions Code; and Section 12754.5, Food and Agricultural Code.

**§ 8102 Annual License Application Requirements**

(2) A groundwater well;



Violation of § 8102 & 8107 Supplemental Water Source Information

**DUPLICATE**  
Driller's Copy

STATE OF CALIFORNIA  
THE RESOURCES AGENCY  
DEPARTMENT OF WATER RESOURCES  
WATER WELL DRILLERS REPORT

Do not fill in  
No. 110752

Station of Report No. \_\_\_\_\_  
Local Permit No. or Date \_\_\_\_\_  
State Well No. \_\_\_\_\_  
Other Well No. \_\_\_\_\_

(1) OWNER: Name Francis Collings  
Address 334 Purvine  
City Petaluma, California 94952

(2) LOCATION OF WELL (See Instructions):  
County \_\_\_\_\_  
Well address if different from above same  
Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_  
Distance from cities, roads, railroads, rivers, etc. \_\_\_\_\_

(3) TYPE OF WORK:  
New Well  Deepening   
Reconstruction   
Reconditioning   
Horizontal Well   
Drainage  (Describe direction, materials and procedure in Item 12)  
(4) PROPOSED USE:  
Domestic   
Irrigation   
Industrial   
Test Well   
Stock   
Mineral   
Other \_\_\_\_\_

WELL LOCATION SKETCH

(5) EQUIPMENT:  
Pump  Motor  Air  Drive  Burker   
(6) GRAB PACK:  
For  No  Size \_\_\_\_\_  
Diameter of bit \_\_\_\_\_  
Depth from \_\_\_\_\_

(7) CASING INSTALLATION:  
Steel  Plastic  Concrete   
(8) PERFORATIONS:  
Type of perforation or size of screen

From ft.	To ft.	Dia. in.	Casing Wall	From ft.	To ft.	Size
110	130	6"	10			NONE

(9) WELL SEAL:  
Was surface sanitary seal provided? Yes  No  If yes, to depth \_\_\_\_\_ ft.  
Were screens sealed against pollution? Yes  No  Interval \_\_\_\_\_ ft.  
Method of sealing \_\_\_\_\_  
Well started 7/25/77 10 \_\_\_\_\_ Completed 7/28/77 10 \_\_\_\_\_

(10) WATER LEVELS:  
Depth of first water, if known \_\_\_\_\_ ft.  
Standing level after well completed \_\_\_\_\_ ft.

(11) WELL TESTS:  
Was well test made? Yes  No  If yes, by whom? \_\_\_\_\_  
Type of test \_\_\_\_\_  
Depth to water at start of test \_\_\_\_\_ ft. At end of test 110 ft.  
Discharge 12 gal/min after 4 hours Water temperature \_\_\_\_\_  
Chemical analysis made? Yes  No  If yes, by whom? \_\_\_\_\_  
Was electric log used? Yes  No  If yes, attach copy to this report

WELL DRILLER'S STATEMENT:  
This well was drilled under my direction and this report is true to the best of my knowledge and belief.  
Shown Kenneth Hansen  
(Well Driller)  
NAME LES PETERSEN DRILLING & PUMP, INC.  
(Please, don't abbreviate) (Type or print)  
Address 5434 Old Redwood Highway  
City Santa Rosa, Calif. 95401  
License No. 261084 Date of this report 7/29/77

DWR 188 (REV. 7-74) IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

The Sonoma Hills Farm, Petaluma Hill farms & The highlands Canopy LLC @ 334 Purvine rd Petaluma Ca 94952

- Does not have enough water to support a cannabis grow, they are using a Well Report from 1977 .....They have not conducted a 72-hour water test as required by Sonoma County and there are no well log reports
- 12 GPM [@ 1977 ] is insufficient to meet the requirements of a medium outdoor grow, however current flow rate is less than 3 GPM.

Applicant has 20 rows of mature plants and each row is between 90-100 plants. Using county calculations, applicant is using 2.30 gallons per day per plant x 2000 plants = 4600 Gallons per day x 180 days = 828,000 gallons = 2.54 Acre feet for just the outdoor cultivation. This several times the proposed estimate

**DUPLICATE**  
Driller's Copy

STATE OF CALIFORNIA  
THE RESOURCES AGENCY  
DEPARTMENT OF WATER RESOURCES  
WATER WELL DRILLERS REPORT

Do not fill in  
No. 110752

Notice of Intent No. \_\_\_\_\_  
Local Permit No. or Date \_\_\_\_\_  
State Well No. \_\_\_\_\_  
Other Well No. \_\_\_\_\_

(1) OWNER: Name Francis Collings  
Address 334 Purvine  
City Petaluma, California 94952

(2) LOCATION OF WELL (See instructions):  
County \_\_\_\_\_  
Well address if different from above same  
Township \_\_\_\_\_  
Distance from cities, roads, railroads, fences, etc. \_\_\_\_\_

(3) TYPE OF WORK:  
New Well  Deepening   
Reconstruction   
Reconditioning   
Horizontal Well   
Destruction  (Describe destruction materials and procedure in Item 12)

(4) PROPOSED USE:  
Domestic   
Irrigation   
Industrial   
Test Well   
Stock   
Municipal   
Other

WELL LOCATION SKETCH

(5) EQUIPMENT:  
Hoist  Reverse  No  No  Size \_\_\_\_\_  
Cable  Air  Water of line \_\_\_\_\_  
Other  Bucket

(6) GRAVEL PACK:  
Yes  No  Size \_\_\_\_\_  
Water of line \_\_\_\_\_

(7) CASING INSTALLED:  
Steel  Plastic  Other

(8) PERFORATIONS:  
Type of perforation or size of screen

From ft.	To ft.	Dia. in.	Open end	From ft.	To ft.	Size in.
110	130.6	10	NONE			

(9) WELL SEAL:  
Was surface auxiliary seal provided? Yes  No  If yes, to depth 20 ft.  
Were annular seals against pollution? Yes  No  Interval \_\_\_\_\_ ft.  
Method of sealing \_\_\_\_\_

(10) WATER LEVELS:  
Depth of first water, if known \_\_\_\_\_ ft.  
Standing level after well completion 20 ft.

(11) WELL TESTS:  
Was well test made? Yes  No  If yes, by whom? \_\_\_\_\_  
Type of test \_\_\_\_\_  
Depth to water at start of test \_\_\_\_\_ ft. At end of test 110 ft.  
Discharge 12 gal/min after 4 hours Water temperature \_\_\_\_\_  
Chemical analysis made? Yes  No  If yes, by whom? \_\_\_\_\_  
Was electric log made? Yes  No  If yes, attach copy in this report

Work started 7/25/77 Completed 7/28/77

WELL DRILLER'S STATEMENT:  
This well was drilled under my direction and this report is true to the best of my knowledge and belief.

SIGNER Kenneth Hansen  
NAME LES PETERSEN DRILLING & PUMP, INC.  
Address 5434 Old Redwood Highway  
City Santa Rosa, Calif. No. 95401  
License No. 261084 Date of this report 7/29/77

OWR 188 (rev. 7-74) IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

- No 72-hour pump test was conducted since applicant changed water source to external. However, since then applicant has changed water source back to well supply, but did not comply with any requirements for yield tests.
- Yield test from 1977 shows 12 gpm with recharge after 4 hours. Which is insufficient to service the 1.2-2 Million gallons needed.
- Neighboring property wells are now dry since water table is extremely low.
- Applicant has provided a well test from 1977 to support using well water as sole water supply

## Evidence of violating Clause: 52

The Cannabis grow at 334 Purvine Rd is a full acre, and from satellite photos appears to be well over 1.5 acres. This requires between **1.2 – 2.0 Million gallons** of water per harvest, grower is harvesting two times per season.

The grower has represented it draws 12 Gallons per minute based on a 4-hour test **conducted in 1977**, but recharge is slow. For this applicant to draw 1.2 Million gallons from this well this well would have to run 1,666 hours. That is roughly 70 days nonstop.

This is a zone 3-4 water area there is absolutely **NO WAY THIS WELL CAN YIELD THIS AMOUNT OF WATER...**

This grower's use seems to have run **all wells dry within a radius of ¼ mile and predictably is now hauling water from illegal sources**



## Synopsis:

On August 25 and 26, 2021 this office, ( Insight Group,Inc.) conducted a surveillance in and around the city of Petaluma, California. Investigators observed on numerous occasions a water truck filling up with water at a city hydrant and deliver to 334 Purvine Rd Petaluma California.

Agents obtained California Lic. Plate of the truck 9E26545 and trailer lic. Plate 4AF1869 and obtained California DMV registered information incorporated in this report. (Exhibits 1 – 2)

Agents further obtained numerous pictures of the water truck at the city hydrant and at the delivery location at 334 Purvine Rd Petaluma, Ca. Refer to photo log of this report. Agents further obtained photos of the surrounding areas.

Applicant has been purchasing water from Santa Rosa and from neighboring farmers who are delivering 4-6 truck loads per day

Evidence of violating Clause: 52

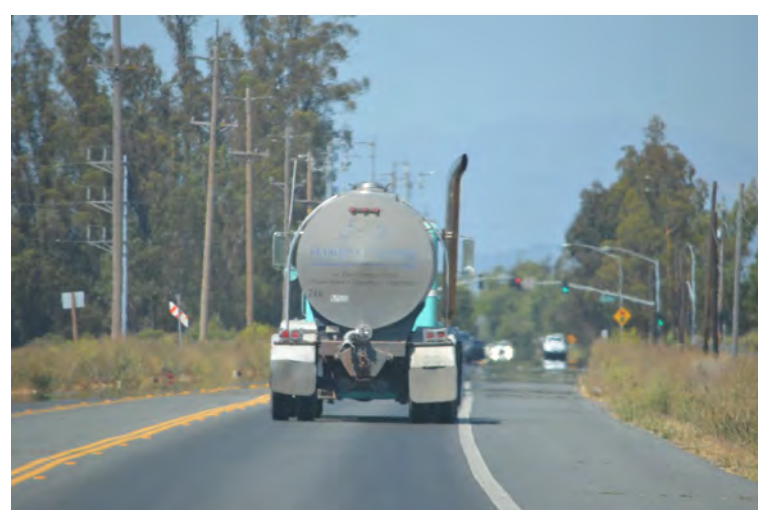


These photos were taken on 08/25/21 @ 8:56am at the fire hydrant located on 3276 Dutton Ave in Santa Rosa





Evidence of violating Clause: 52



These photos are of the Petaluma Creamery Truck repeatedly driving to and filling up at the fire hydrant located at 3276 Dutton Rd in Santa Rosa. These photos were taken on 08/16/21 at 12:31pm





These photos are of the Petaluma Creamery Truck driving to and filling up at the fire hydrant located at 3276 Dutton Rd in Santa Rosa. These photos were taken on 08/16/21 at 12:31pm



## Evidence of violating Clause: 52

Cannabis grow at 334 Purvine Rd is buying from Petaluma Creamery who is not licensed by DOT and not licensed by DCC as licensed water haulers. This water truck has been making between 4-5 trips per day to 334 Purvine Rd. Calls to Santa Rosa Water Department confirmed that this water is NOT permitted to be used for Cannabis farming, the permit granted to Petaluma Dairy s specifically for dairy use. The permit granted to Petaluma Creamery to draw water for their dairy operations, not for Cannabis farming and certainly not intended for resale

These photos of the Petaluma Creamery truck unloading water into tanks at 334 Purvine Rd 3-4 times per day. This is the same water which was obtained from the fire hydrant at 3276 Dutton avenue were taken on 08/16/21 @ 2:04pm at 334 Purvine Rd

6/27/2022



Evidence of violating Clause: 52

All these photos of this without any DOT registration unloading water @ 334 Purvine Rd were taken on 7/2/21 @ 2:21pm



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## 'Condition of use' Clause and sub clause:

27. **Signage.** The project approval does not include any signage. A separate administrative design review application will be required if any exterior signage is proposed.

### **Evidence clearly demonstrate noncompliance with the above 'Conditions of approval':**

- Applicant violated terms of the signage clause, and has deliberately painted huge murals on both sides so that approaching traffic can clearly see the signs From 100's of feet. Applicant regularly advertises with the signage in clear view, increasing the risk of crime in the neighbourhood

**a) Have a substantial adverse effect on a scenic vista?**

Comment:

The project site is not located in an area designated as visually sensitive by the Sonoma County General Plan or the Petaluma Dairy Belt Area Plan. It is not located on a scenic hillside, nor would it involve tree removal, grading or construction that would affect a scenic vista. The project would have no impact on scenic vistas in Sonoma County.

Significance Level: No Impact

**b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?**

Comment:

The project is not located on or visible from a state scenic highway (officially designated state scenic highways in Sonoma County are Highway 12 and Highway 116).

Significance Level: No Impact

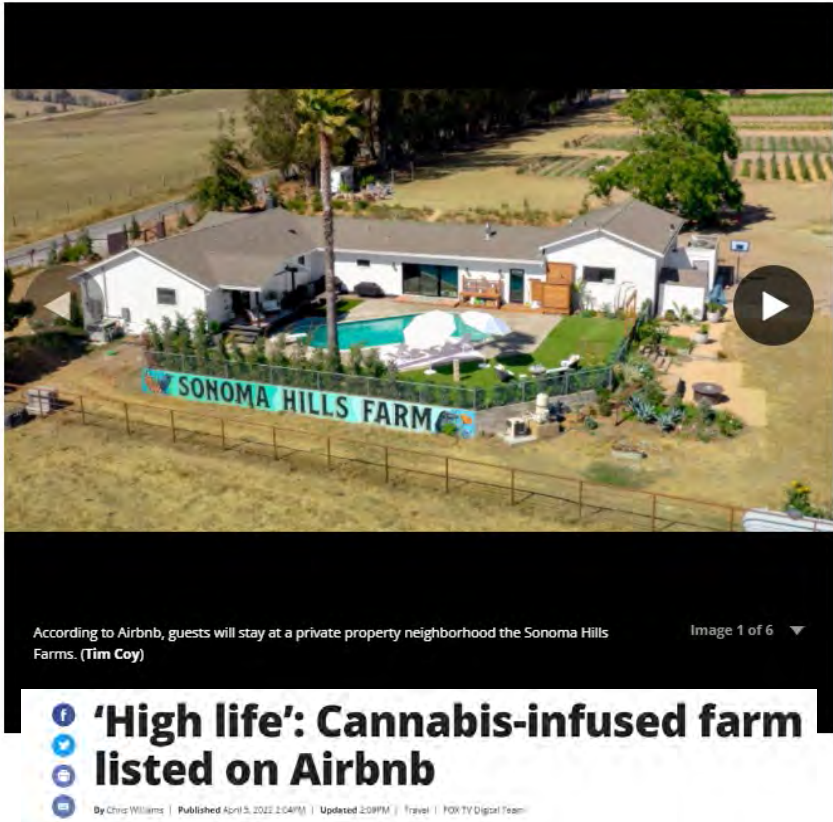
**c) Substantially degrade the existing visual character or quality of the site and its surroundings?**

Comment:

The existing visual character of the site and surrounding area is rural agricultural, with some larger-scale commercial agricultural operations and rural residential uses. The project would be visible from Purvine Road and Spring Hill Road, but has been designed to blend with the agrarian character of the site.



## Evidence of violating Clause: 27



Applicant has painted HUGE signs on both ends of the property that can be seen for almost 1 mile by the naked eye and is constantly advertising on social media

6/27/2022



Applicant has painted HUGE signs on both ends of the property that can be seen for almost 1 mile by the naked eye





27. **Signage.** The project approval does not include any signage. A separate administrative design review application will be required if any exterior signage is proposed.

**Discussion:**

Project Description Summary

Petaluma Hills Farm, LLC., proposes a commercial cannabis cultivation operation including a total cultivation area of 39,536 square feet (less than one acre/43,560 square feet) and cultivation support activities, including propagation and on-site processing of site-grown plants as described below:

- Total Permitted Cultivation Area = 39, 536 square feet
  - 8,096 square feet of mixed light canopy/greenhouse (Type 2B state license),
  - 2,880 square feet of indoor canopy (Type 1A state license),
  - 28,560 square feet of outdoor cultivation (Type 3 state license),
- 4,080 square feet of indoor non-flowering propagation
  - Not included in the permitted cultivation area,
  - Limited to 25% of the permitted cultivation area = 9,884 square feet,
- On-site processing of site-grown plants, including trimming, drying, curing, weighing, and packaging.

The applicant is not participating in the penalty relief program; no commercial cannabis is currently grown on the site.