

Attachment O Addendum 4

Public Comment Received

May 14 through May 16, 2021

From: [Arielle Kubu-Jones](#) on behalf of [Susan Gorin](#)
To: [Cannabis](#)
Subject: FW: Letter
Date: Friday, May 14, 2021 1:36:04 PM
Attachments: [NorCal Comments- Indoor Cannabis Cultivation in Industrial Zones.pdf](#)

From: Amber Morris <amber.morris@norcalcann.com>
Sent: Friday, May 14, 2021 11:35 AM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: Letter

EXTERNAL

Attached.



AMBER MORRIS | Director of Government Affairs
916-606-0771 | amber.morris@norcalcann.com
[NorCal Cannabis Company](#)

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April 28, 2021

RE: Cannabis Ordinance Update for Industrial Zones

To Sonoma County Board of Supervisors,

As Sonoma County contemplates improvements to the cannabis cultivation program, we urge the Board of Supervisors to consider a win-win change for cannabis cultivation within industrial zones (Chapter 26).

Policy Recommendation: Allow full utilization of industrial buildings by removing parcel cultivation area square footage limits for indoor cannabis cultivation in industrial zones (MP, M1, M2, M3). *This can be simply achieved by amending Table 1C and adopting the Planning Commissions recommendations to Chapter 26, Section 26-88-254, subsections (e), and (f)(2) with minor modifications as provided in the attachment (page 4).*

The current limit of 22,000 sq ft of indoor cultivation area per industrial zoned parcel may have made sense when the ordinance was originally contemplated, today however, the Board has the benefit of learning from the success of many other municipalities who have created larger scale opportunities for indoor cultivation in industrial zones by allowing full utilization of buildings. A local example of successful indoor cultivation in industrial zones is in the City of Santa Rosa which does not have a parcel square footage cap for indoor cultivation and has seen tremendous success with their cannabis program which generated \$1.9 million of taxes in fiscal year 2019- 2020¹. Comparatively, Sonoma County's cultivation tax rates are higher than Santa Rosa so a successful program should be able to generate substantial revenues for the County.

All local businesses operating in an industrial zone should have the ability to occupy the entire building, including cannabis businesses. Approved cannabis activities are consistent with the General Plan and common sense dictates that by expanding opportunity for indoor cultivation in industrial zones, the County will spur activity where it is best suited (away from concerned residents) and discourage future expansion of indoor cultivation in ag and resource zones which are the more contentious areas from an environmental and community perspective.

Benefits to Expanding Indoor Cultivation in Industrial Zones

Indoor cultivation in industrial zones addresses the most common concerns of vocal opposition to cultivation expansion. Below are some of the benefits of expanding cannabis cultivation in industrial zones.

- Better odor control
- No farmland conversion

¹<https://www.northbaybusinessjournal.com/article/industrynews/california-north-bay-cannabis-tax-collection-surge/>

- Lack of direct competition and/or conflict with existing agriculture, i.e. vineyards
- Superior fire safety and accessibility
- Controlled traffic and parking
- No disruptions of day and night time scenic views
- Improved ability to control safety through a controlled environment
- Mitigated environmental impacts*
- Increased tax revenue by increasing allowable square footage
- All projects require a use permit that are able to be conditioned

***Energy Use/ GHG Emission Concerns**

While indoor cannabis cultivation in industrial zones addresses most environmental and community concerns, because indoor cultivation requires the creation of an artificial environment to grow plants indoors there are valid concerns surrounding energy use and resulting GHG emissions.

To address these concerns, both the State and local laws and regulations have built in requirements to mitigate significant environmental impacts from indoor cultivation, including:

- **Renewable Energy Source Requirements**
 - Local (SCMC Chapter 26, Sec. 26-88-254(g)(3)): Requires all power used for indoor cultivation to be from a 100% renewable source (if on-grid), on-site zero net energy renewable source, or purchase of carbon offsets of any portion of power not from renewable sources.
 - State (CalCannabis, CCR, Title 3, CCR 8305): Beginning in January 1, 2023 licensees are required to “ensure that electrical power used for commercial cannabis activity meets the average electricity greenhouse gas emissions intensity required by their local utility provider pursuant to the California Renewables Portfolio Standard Program.”
- **Energy Efficiency Requirements for Equipment**

State (California Energy Commission, 2023 California Energy Efficiency Building Standards): The State is currently in the rulemaking process to regulate the equipment used in Controlled Environment Horticulture, including indoor cannabis cultivation, to require specific energy efficiency for lights and dehumidification systems. These requirements are anticipated to be adopted and go into effect January 1, 2023.
- **California Environmental Quality Act (CEQA)**

State and Local: All projects are subject to CEQA analysis both locally and by the State licensing authority and require mitigation if significant environmental impacts are likely.

By evolving the Sonoma County cultivation allowances to remove the square footage limitation for indoor cultivation in industrial zones, everybody wins- the community by addressing their highest concerns and encouraging indoor cultivation in industrial settings, indoor cannabis cultivators through expanded opportunity, and the County by creating smart policy that protects

the environment, public health and public safety while still supporting economic development and job growth with the added benefit of increased taxable activities.

Our business is deeply invested in the successful evolution of Sonoma County's cannabis program because we want to expand our business in the County, bringing new jobs and cannabis tax revenues. Since 2018, NorCal Cannabis has created 200 jobs for County residents through the launch of our indoor cannabis cultivation business in the City of Santa Rosa and as one of the County's largest cannabis employers, we are committed to growing our business here, in the place our workers and their families call home. In order for that to happen we believe Chapter 26 needs to evolve to make utilization of industrial properties more feasible.

We appreciate the Board's thoughtful consideration and look forward to working together on the development of sensible cannabis policy.

Sincerely,



Jigar Patel
Co-CEO
jigar@norcalcann.com



AnnaRae Grabstein
Chief Compliance Officer
annarae@norcalcann.com

ATTACHMENT OUTLINING PROPOSED CHANGES TO CHAPTER 26 TO ACHIEVE POLICY RECOMMENDATION

Policy Recommendation: Allow full utilization of industrial buildings by removing parcel cultivation area square footage limits for indoor cannabis cultivation in industrial zones (MP, M1, M2, M3).

The following code amendments are being presented to provide an example of how the policy recommendation above can be incorporated into Chapter 26. Note that although the policy recommendation proposes to remove square footage limits per parcel, because [Sonoma County’s Cannabis Tax Rates](#) are by permit type, we retained the permit sizes and removed the limit per parcel for indoor cultivation in industrial zones only.

Proposed Changes to Chapter 26, Sec. 26-88-250

~~RED Strikethrough Text~~ Existing language to remove, RED Underlined Text- New language to add

Table 1C: Allowed Cannabis Uses and Permit Requirements for Industrial Zones

LAND USE	MAXIMUM CULTIVATION PERMIT AREA PER PARCEL (square feet or plant)	MINIMUM PARCEL SIZE	Industrial Park	Limited Urban Industrial	Heavy Industrial	Limited Rural Industrial	Public Facilities	Special Use Regulations
			MP	M1	M2	M3	PF	
CANNABIS USES								
Personal Cultivation ¹	100 sq ft including up to 6 plants for adult use, per residence	None	P	P	P	P	P	26-88-250 -252
Indoor Cultivation Cottage	500	None	ZP	ZP	ZP	ZP	—	
Specialty Indoor	501 - 5,000	None	MUP	MUP	MUP	MUP	—	
Small Indoor	5,001 - 10,000	None	MUP	MUP	MUP	MUP	—	
Medium Indoor	10,001 - 22,000	None	MUP	MUP	MUP	MUP	—	
Nursery Indoor	<u>Limited as Expressed Above per use permit</u>		MUP	MUP	MUP	MUP	—	

Proposed Changes to Chapter 26, Sec. 26-88-254

~~BLUE Strikethrough Text~~ Existing language proposed to be removed by Planning Commission

BLUE Underlined Text- New language proposed to be added by Planning Commission

~~RED Strikethrough Text~~- Proposed modification to Planning Commission recommendation

RED Underlined Text- Proposed modification to Planning Commission recommendation

~~(e) Multiple Permits. Multiple cultivation permit applications will be processed concurrently. Multiple cultivation permits may be issued to a single person, provided that the total combined cultivation area within the county does not exceed one (1) acre. For the purposes of this provision, the entire cultivation area of a permit shall be attributed in full to each person who meets the definition of cannabis business owner of the permit holder.~~

(f) Development Criteria.

(1) Minimum Lot Size. A minimum lot size of ten (10) acres is required for all commercial cannabis operations in the agricultural and resource zones (LIA, LEA, DA, RRD).

~~(2) Multi-Tenant Operations. Multiple permits may be issued for multi-tenant operations on a single parcel provided that the aggregate cultivation area does not exceed the maximum area allowed for the cultivation type and parcel size in compliance with Table 1A-D Allowed Cannabis Uses and Permit Requirements.~~

(2) Square Footage Cultivation Canopy Area Limitations in Industrial Zones. In industrial zoning districts, the individual permit canopy square footage and total combined aggregate square footage of the cultivation canopy area shall not exceed the maximum size thresholds as defined in Table 1C-A-D Allowable Cannabis Uses and Permit Requirements which provides the maximum size per parcel.

* "Canopy"- Insert the Chapter 38 proposed definition of "Canopy" (Chapter 38, Sec. 38.18.020) into Chapter 26.

From: [aldean.noethig](#)
To: [Arielle Kubu-Jones](#); [Andrea Krout](#); [district3](#); [Jenny Chamberlain](#); [district5](#); [Cannabis](#)
Subject: Cannabis Ordinance BOS 5/18/21
Date: Friday, May 14, 2021 11:11:45 AM

EXTERNAL

Dear Supervisors:

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups. I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties.

ALDEAN NOETHIG
1318 GARDEN LANE
SEBASTOPOL, CA
95472

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From: [Ann Storms](#)
To: [Cannabis](#)
Subject: Commercial Cannabis Ordinance
Date: Friday, May 14, 2021 9:02:41 AM

EXTERNAL

To the Sonoma County Supervisors and related agencies:

I have 3 thoughts to share with you:

- 1) Water water water
- 2) The public and citizens of Sonoma County deserve as much of a voice at the table as the pot industry.
- 3) If unchecked, the ripple affect of this cannabis mass proliferation will bring many negative consequences to us all in the near future.

I am hoping you will carefully consider, and do the right thing for our county, wildlife, and people.

Sincerely,

Ann & Bob Storms

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From: [Becky Bass](#)
To: [Cannabis](#)
Cc: [Becky Bass](#)
Subject: Cannabis Ordinance BOS 5/18/21 - please preserve and protect our community!
Date: Friday, May 14, 2021 4:02:16 PM

EXTERNAL

Dear Sonoma County Board of Supervisors,

When our home on Bennett Ridge burned down in the Nun's Fire in 2017, we had lived in it for 22 years. Before that, we had lived in many places: Illinois, Wisconsin, Upstate New York, Colorado, and even New Zealand and Australia. But we had lived here longer than anywhere else in our lives, and it was home. We loved Bennett Valley's peaceful, pastoral views and its quiet environment, and we always appreciated living in a community that valued preserving these qualities. We had experienced development getting out of hand when we lived in Colorado Springs - mountainsides in view of town scarred by gravel quarries, and seas of houses overwhelming green belts and open spaces where once we had literally seen the deer and the antelope play! What a breath of fresh air it was to move to Sonoma County, where community considerations appeared to keep development in check.

When our house burned down, we could have moved anywhere. Our insurance settlement certainly would have had more purchasing power in other locations. But we didn't want to relocate - we love it *here*; of all the places around the world we have lived, Sonoma County is our favorite, and we were determined to show that the fire was not going to beat us. For the past three and half years, we have literally put our blood, sweat, and tears into rebuilding our home and rehabilitating our property. And given the woeful state of underinsurance that has affected us like most other fire survivors, we've also put most of our financial reserves into our rebuild. We are completely invested in Sonoma County in every sense of the word.

Imagine our alarm to read about the relaxation of rules governing the commercial marijuana industry in our valley after all this. Our neighborhood (Bennett Ridge) relies on a community well system. If our wells run dry, we are (excuse the pun) *hosed*. Has there really been a thorough study of how large scale marijuana cultivation will affect our water system? Our roads have already taken a beating from construction traffic, and this necessary traffic has also impacted the relative peace and serenity of our roads - but that is a short-term situation as we work to recover. However, to permanently increase congestion and wear and tear on our tiny roads with vehicles related to commercial marijuana production is a horrible prospect. And what about the visual pollution caused by these operations - white hoop houses, night lights, and acres of black plastic sheets invading our views? And what about the uncontrollable odors circulating to nearby properties? It does not sound like adequate mechanisms are being included in the permitting process to provide sufficient opportunity for public input. Please don't let the industry write its own rules, or let the potential profits from allowing commercial projects outweigh the priceless quality of life aspects of the area's residents.

Please work to preserve and protect the place we call home. It would be so heart-breaking to see our quality of life diminished by commercial marijuana development in Bennett Valley after all we've been through.

Thanks,

Becky and Dave Bass
2810 Bardy Road
Santa Rosa, CA 95404

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From: [Arielle Kubu-Jones](#) on behalf of [Susan Gorin](#)
To: [Cannabis](#)
Subject: FW: Proposed Cannabis Ordinance
Date: Friday, May 14, 2021 9:50:04 AM

From: Brenda Putnam <bjp2004@comcast.net>
Sent: Friday, May 14, 2021 9:44 AM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: Proposed Cannabis Ordinance

EXTERNAL

Dear Supervisor Gorin,

I am writing to share my concerns about the new cannabis ordinance proposals that you will be deciding on in your board meeting [on May 18th](#). I have read the proposed changes and subsequent revisions to the ordinance and have participated in all of the many hours of meetings conducted by the County (both the listening sessions as well as all of the Planning Commission meetings). I participated in good faith expecting that my concerns and those who share them would be addressed. This phase of these ordinance changes was supposed to address neighborhood compatibility. After all of the input from these meetings and letters from myself and other concerned citizens I was astonished that the Planning Commission didn't ultimately decide to propose a full EIR be completed before proceeding with any changes to the current ordinance. Although the Commission did propose an EIR be conducted concurrently this will allow the ministerial permitting process to go forward regardless of the negative environmental impact and will likely be irreversible.

What was clearly shown in these meetings is that commercial cannabis cultivation is not compatible with neighborhoods. In the final meeting the Planning Commission decided to remove the requirement to control outdoor odor saying it can't be controlled. The noxious odor from cannabis, which lasts months at a time, is both a threat to health and quality of life. If this odor can't be controlled outdoors it shouldn't be allowed in neighborhoods. I live in a RR designated area of West County. There have been two illegal cannabis grows on two different properties on my small one lane road. These operations have generated continual traffic (many out of state vehicles), horrific odors, frightening guard dogs, and many safety concerns. Under the current guidelines one of these properties could become a legal operation. The county designated my property as Rural Residential and is responsible to ensure the operations it sanctions in my neighborhood are safe for residents and don't require [24/7](#) lighting and barbed wire fencing.

Since the final meeting of the Planning Commission before sending their proposal to the Board of Supervisors, California and Sonoma County has been declared in a drought emergency. Cannabis cultivation is known to require enormous amounts of water for irrigation. The fact that any new permitting would be allowed without a full EIR in this time of severe drought is unconscionable. Lynda Hopkins recently stated « if it's not something you're going to eat, maybe you shouldn't be watering it ». I believe we should all stand

behind that statement and require environmental review before sanctioning any new operations that deplete our water and affect our lives and landscapes forever.

Respectfully,
Brenda Putnam
390 Ivy Ln
Sebastopol
707 799-8272

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From: [Brenda Putnam](#)
To: [Cannabis](#); [Arielle Kubu-Jones](#); [Chris Coursey](#); [Sean Hamlin](#); [James Gore](#); [Jenny Chamberlain](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Proposed Cannabis Ordinance
Date: Friday, May 14, 2021 4:44:15 PM

EXTERNAL

May 14, 2021

To: Sonoma County Board of Supervisors

I am writing to share my concerns about the new cannabis ordinance proposals that you will be deciding on in your board meeting [on May 18th](#). I have read the proposed changes and subsequent revisions to the ordinance and have participated in all of the many hours of meetings conducted by the County (both the listening sessions as well as all of the Planning Commission meetings). I participated in good faith expecting that my concerns and those who share them would be addressed. This phase of these ordinance changes was supposed to address neighborhood compatibility. After all of the input from these meetings and letters from myself and other concerned citizens I was astonished that the Planning Commission didn't ultimately decide to propose a full EIR be completed before proceeding with any changes to the current ordinance. Although the Commission did propose an EIR be conducted concurrently this will allow the ministerial permitting process to go forward regardless of the negative environmental impact and will likely be irreversible.

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Respectfully,
Brenda Putnam
390 Ivy Ln

Sebastopol
707 799-8272

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From: [Bridget Sheils](#)
To: [Cannabis](#)
Subject: Fwd: Cannabis Ordinance BOS 5/18/21
Date: Friday, May 14, 2021 11:40:05 AM

EXTERNAL

Begin forwarded message:

From: Bridget Sheils <bridgetsheils@me.com>
Subject: Cannabis Ordinance BOS 5/18/21
Date: May 14, 2021 at 11:38:46 AM PDT
To: Arielle.Kubu-Jones@sonoma-county.org, Andrea.Krout@sonoma-county.org, District3@sonoma-county.org, jchamber@sonoma-county.org, District5@sonoma-county.org, annabis@sonoma-county.org

Dear Supervisors:

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups. I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties.

Bridget Sheils
2400 Coffee Lane
Sebastopol, CA 95472

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From: [Collin Davis](#)
To: [David Rabbitt](#); [Lynda Hopkins](#); [Chris Coursey](#); [Susan Gorin](#); [James Gore](#); [district4](#); [Tennis Wick](#); [Andrew Smith](#); [Pat Gilardi](#); Liz.Hamon@sonoma-county.org; [Stuart Tiffen](#); [Leo Chyi](#); [Sean Hamlin](#); [McCall Miller](#); [Sita Kuteira](#); [Tracy Cunha](#); [Scott Orr](#); [Jennifer Klein](#); [Georgia McDaniel](#); [Jenny Chamberlain](#); [Jennifer Mendoza](#); [Andrea Krout](#); [Cannabis](#)
Subject: Letters of Support for Cannabis Ordinance Part 1
Date: Friday, May 14, 2021 3:38:05 PM
Attachments: [Robert Weaver Support Letter.pdf](#)
[Dominic R Robertson Support Letter.pdf](#)
[Kimberly Timmons Support Letter.pdf](#)
[Kiera Christopherson Support Letter.pdf](#)
[Collin Davis Support Letter.pdf](#)
[Thomas P Altenreuther Support Letter.pdf](#)
[Tony Yang Support Letter.pdf](#)
[Vidal Castro Support Letter.pdf](#)
[Jeffrey Schween Support Letter.pdf](#)
[Jon Pronzini Support Letter.pdf](#)
[Bradley Reese Support Letter.pdf](#)
[David Yang Support Letter.pdf](#)
[Austin Moses Support Letter.pdf](#)
[Sam Talamantes Support Letter.pdf](#)

EXTERNAL

Hello County Board of Supervisors, Commissioners, and Staff,

I want to thank you all for all of the hard work and dedication that you have put into this revision of the County's Cannabis Ordinance. Below I have attached some letters of support that I have gathered from members of our community here in Sonoma County, and would like to submit them for your records.

Due to the amount of letters, I will be needing to split these into 2 parts. Attached you will find 14 letters of support for the cannabis revision.




Thank you, and I hope you all have a wonderful weekend.

Respectfully,

--



Collin Davis
Human Resources Director
Elyon Cannabis

-  [707-942-1666](tel:707-942-1666)
-  collin@elyoncannabis.com
-  elyoncannabis.com



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May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Austin Moses, and I am writing to express my support for the newly drafted cannabis ordinance. With the proposed increase on cultivation caps, local farmers, ranchers, and property owners are seeing a new opportunity to diversify their income that would allow them to keep their local businesses and operations locally here in Sonoma County. Many are seeing cannabis cultivation as a means for diversification of their portfolios, allowing them to continue to practice their craft, while keeping people employed, and maintain their land. These are people who have been a big part of Sonoma County for generations, and are currently facing hardships due to the economic crisis that we are currently facing today. Please do not let down a silent majority of your local residents and business owners because a small vocal minority is unable to see the economic benefits of cannabis.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Austin Moses

5355 Skyline Blvd Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Bradley Reese, and I am writing to express my support for the newly drafted cannabis ordinance. With the proposed increase on cultivation caps, local farmers, ranchers, and property owners are seeing a new opportunity to diversify their income that would allow them to keep their local businesses and operations locally here in Sonoma County. Many are seeing cannabis cultivation as a means for diversification of their portfolios, allowing them to continue to practice their craft, while keeping people employed, and maintain their land. These are people who have been a big part of Sonoma County for generations, and are currently facing hardships due to the economic crisis that we are currently facing today. Please do not let down a silent majority of your local residents and business owners because a small vocal minority is unable to see the economic benefits of cannabis.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Bradley Reese

5355 Skylane Blvd Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Collin Davis, and I am writing to express my support for the newly drafted cannabis ordinance. With the proposed increase on cultivation caps, local farmers, ranchers, and property owners are seeing a new opportunity to diversify their income that would allow them to keep their local businesses and operations locally here in Sonoma County. Many are seeing cannabis cultivation as a means for diversification of their portfolios, allowing them to continue to practice their craft, while keeping people employed, and maintain their land. These are people who have been a big part of Sonoma County for generations, and are currently facing hardships due to the economic crisis that we are currently facing today. Please do not let down a silent majority of your local residents and business owners because a small vocal minority is unable to see the economic benefits of cannabis.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Collin Davis

747 Humboldt Street Santa Rosa, CA 95404

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to express my support for the cultivation of cannabis, and hoop structures. This allowance creates a better quality product that comes from Sonoma County itself, and allows for the protection of the flowers from several different elements. Hoop houses can protect from things such as: bird droppings, dust, pesticide drift from neighboring parcels, and wildfire smoke, as well as help prevent other issues such as molds, mildews, and sun damage. All of these are factors that come into play when a finished product must go through the rigorous testing done by the State of California. Many land owners, and multi-generational farmers, prefer the use of hoop structures in order to produce a better quality product, as well as screen view from both neighboring and public eyes.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

David Yang

5355 Skyline Blvd Ste A Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to express my support for the cultivation of cannabis, and hoop structures. This allowance creates a better quality product that comes from Sonoma County itself, and allows for the protection of the flowers from several different elements. Hoop houses can protect from things such as: bird droppings, dust, pesticide drift from neighboring parcels, and wildfire smoke, as well as help prevent other issues such as molds, mildews, and sun damage. All of these are factors that come into play when a finished product must go through the rigorous testing done by the State of California. Many land owners, and multi-generational farmers, prefer the use of hoop structures in order to produce a better quality product, as well as screen view from both neighboring and public eyes.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Dominic R Robertson

310 Elbridge Ave Cloverdale, CA 95425

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Jeffrey Schween, and I am writing to express my support for the newly drafted cannabis ordinance. I am writing to you today in regards to one particular issue with the ordinance, and that is water. While there are, and will always continue to be, issues with water and water usage in the county, it is extremely important that the board of supervisors allow for people within the proposed restricted water zones to be allowed to apply for ministerial permits. Each parcel should be treated on a case by case basis, utilizing hydrological studies to check for actual water availability and ensure sustainable use. Actual water availability should dictate what is and is not allowed when it comes to permitting.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Jeffrey Schween

4744 Devonshire Place Santa Rosa, CA 95405

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to you today in regards to the proposed cannabis ordinance. More specifically, the proposed increase in the canopy that would be allowed on individual parcels. By allowing the proposed increase to move forward, we will see an increase in not just jobs, but tourism as well here in Sonoma County, and allowing for a stimulated economy. Increasing the cap on allowed canopy will see an increase in tax dollars, allowing for more funding towards education, infrastructure, police, and most importantly an increase in funding to our local fire departments and abilities to fight the wildfires that ravage Sonoma County each year. Moving forward with the proposed ordinance is one of the smartest decisions that can be made towards getting Sonoma County and its people back to normalcy.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Jon Pronzini

5355 Skylane Blvd Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to you today in regards to the proposed cannabis ordinance. More specifically, the proposed increase in the canopy that would be allowed on individual parcels. By allowing the proposed increase to move forward, we will see an increase in not just jobs, but tourism as well here in Sonoma County, and allowing for a stimulated economy. Increasing the cap on allowed canopy will see an increase in tax dollars, allowing for more funding towards education, infrastructure, police, and most importantly an increase in funding to our local fire departments and abilities to fight the wildfires that ravage Sonoma County each year. Moving forward with the proposed ordinance is one of the smartest decisions that can be made towards getting Sonoma County and its people back to normalcy.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Kiera Christopherson

310 Elbridge Ave Cloverdale CA 95425

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Kimberly Timmons, and I am writing to express my support for the newly drafted cannabis ordinance. I am writing to you today in regards to one particular issue with the ordinance, and that is water. While there are, and will always continue to be, issues with water and water usage in the county, it is extremely important that the board of supervisors allow for people within the proposed restricted water zones to be allowed to apply for ministerial permits. Each parcel should be treated on a case by case basis, utilizing hydrological studies to check for actual water availability and ensure sustainable use. Actual water availability should dictate what is and is not allowed when it comes to permitting.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Kimberly Timmons

701 12th Street, Sacramento, CA 95828

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Robert Weaver, and I am writing to express my support for the newly drafted cannabis ordinance. Particularly, I would like to express my support for an increase in land use for cannabis cultivation. By increasing the percentage of land use on properties for cultivation purposes, this will increase the jobs available for the people of Sonoma County. The cannabis industry has provided great working conditions and extremely competitive hourly rates for ag workers like myself and has helped our local economy and community during this global pandemic. Our economy needs it!

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Robert Weaver

1901 Page St. San Francisco, CA 94109

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Sam Talamantes , and I am writing to express my support for the newly drafted cannabis ordinance. With the proposed increase on cultivation caps, local farmers, ranchers, and property owners are seeing a new opportunity to diversify their income that would allow them to keep their local businesses and operations locally here in Sonoma County. Many are seeing cannabis cultivation as a means for diversification of their portfolios, allowing them to continue to practice their craft, while keeping people employed, and maintain their land. These are people who have been a big part of Sonoma County for generations, and are currently facing hardships due to the economic crisis that we are currently facing today. Please do not let down a silent majority of your local residents and business owners because a small vocal minority is unable to see the economic benefits of cannabis.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Sam Talamantes

Sam Talamantes

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Thomas P Altenreuther, and I am writing to express my support for the newly drafted cannabis ordinance. With the proposed increase on cultivation caps, local farmers, ranchers, and property owners are seeing a new opportunity to diversify their income that would allow them to keep their local businesses and operations locally here in Sonoma County. Many are seeing cannabis cultivation as a means for diversification of their portfolios, allowing them to continue to practice their craft, while keeping people employed, and maintain their land. These are people who have been a big part of Sonoma County for generations, and are currently facing hardships due to the economic crisis that we are currently facing today. Please do not let down a silent majority of your local residents and business owners because a small vocal minority is unable to see the economic benefits of cannabis.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Thomas P Altenreuther

520 Stage Gulch Rd. Petaluma, CA 94954

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Tony Yang, and I am writing to express my support for the newly drafted cannabis ordinance. Particularly, I would like to express my support for an increase in land use for cannabis cultivation. By increasing the percentage of land use on properties for cultivation purposes, this will increase the jobs available for the people of Sonoma County. The cannabis industry has provided great working conditions and extremely competitive hourly rates for ag workers like myself and has helped our local economy and community during this global pandemic. Our economy needs it!

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Tony Yang

5355 Skylane Blvd Ste A Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to express my support for the cultivation of cannabis, and hoop structures. This allowance creates a better quality product that comes from Sonoma County itself, and allows for the protection of the flowers from several different elements. Hoop houses can protect from things such as: bird droppings, dust, pesticide drift from neighboring parcels, and wildfire smoke, as well as help prevent other issues such as molds, mildews, and sun damage. All of these are factors that come into play when a finished product must go through the rigorous testing done by the State of California. Many land owners, and multi-generational farmers, prefer the use of hoop structures in order to produce a better quality product, as well as screen view from both neighboring and public eyes.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Vidal Castro

1167 Mark West Spring Rd Santa Rosa, CA 95404

From: [Collin Davis](#)
To: [David Rabbitt](#); [Lynda Hopkins](#); [Chris Coursey](#); [Susan Gorin](#); [James Gore](#); [district4](#); [Tennis Wick](#); [Andrew Smith](#); [Pat Gilardi](#); [Liz.Hamon@sonoma-county.org](#); [Stuart Tiffen](#); [Leo Chyi](#); [Sean Hamlin](#); [McCall Miller](#); [Sita Kuteira](#); [Tracy Cunha](#); [Scott Orr](#); [Jennifer Klein](#); [Georgia McDaniel](#); [Jenny Chamberlain](#); [Jennifer Mendoza](#); [Andrea Krout](#); [Cannabis](#)
Subject: Letters of Support for Cannabis Ordinance Part 2
Date: Friday, May 14, 2021 3:38:05 PM
Attachments: [Jordan Richardson Support Letter.pdf](#)
[Jose Wagner Alava Support Letter.pdf](#)
[Justin Manns Support Letter.pdf](#)
[Sofia Glorio Support Letter.pdf](#)
[Justin Taylor Delong Support Letter.pdf](#)
[Greg Brown Support Letter.pdf](#)
[Heinrich Badenhorst Support Letter.pdf](#)
[Sam Anakar Support Letter.pdf](#)
[Adam Sullivan Support Letter.pdf](#)
[Antonio Zambrano Support Letter.pdf](#)
[Constance Kullberg Support Letter.pdf](#)
[Madisen Hargraves Support Letter.pdf](#)
[Lindsay Blyth Support Letter.pdf](#)
[Lauren Harvey Support Letter.pdf](#)

Hello County Board of Supervisors, Commissioners, and Staff,

I want to thank you all for all of the hard work and dedication that you have put into this revision of the County's Cannabis Ordinance. Below I have attached some letters of support that I have gathered from members of our community here in Sonoma County, and would like to submit them for your records.

Due to the amount of letters, I will be needing to split these into 2 parts. Attached you will find 14 letters of support for the cannabis revision.

Thank you, and I hope you all have a wonderful weekend.

Respectfully,

--



Collin Davis
Human Resources Director
Elyon Cannabis

707-942-1666
collin@elyoncannabis.com
elyoncannabis.com

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May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Adam Sullivan, and I am writing to express my support for the newly drafted cannabis ordinance. I am writing to you today in regards to one particular issue with the ordinance, and that is water. While there are, and will always continue to be, issues with water and water usage in the county, it is extremely important that the board of supervisors allow for people within the proposed restricted water zones to be allowed to apply for ministerial permits. Each parcel should be treated on a case by case basis, utilizing hydrological studies to check for actual water availability and ensure sustainable use. Actual water availability should dictate what is and is not allowed when it comes to permitting.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Adam Sullivan

5355 Skylane Blvd Ste. A, Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to you today in regards to the proposed cannabis ordinance. More specifically, the proposed increase in the canopy that would be allowed on individual parcels. By allowing the proposed increase to move forward, we will see an increase in not just jobs, but tourism as well here in Sonoma County, and allowing for a stimulated economy. Increasing the cap on allowed canopy will see an increase in tax dollars, allowing for more funding towards education, infrastructure, police, and most importantly an increase in funding to our local fire departments and abilities to fight the wildfires that ravage Sonoma County each year. Moving forward with the proposed ordinance is one of the smartest decisions that can be made towards getting Sonoma County and its people back to normalcy.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

5355 Skylane Blvd. Ste. A, Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Constance Kullberg, and I am writing to express my support for the newly drafted cannabis ordinance. Particularly, I would like to express my support for an increase in land use for cannabis cultivation. By increasing the percentage of land use on properties for cultivation purposes, this will increase the jobs available for the people of Sonoma County. The cannabis industry has provided great working conditions and extremely competitive hourly rates for ag workers like myself and has helped our local economy and community during this global pandemic. Our economy needs it!

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Constance Kullberg

1066 Stage Gulch Rd, Petaluma, CA 94954

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Greg Brown, and I am writing to express my support for the newly drafted cannabis ordinance. With the proposed increase on cultivation caps, local farmers, ranchers, and property owners are seeing a new opportunity to diversify their income that would allow them to keep their local businesses and operations locally here in Sonoma County. Many are seeing cannabis cultivation as a means for diversification of their portfolios, allowing them to continue to practice their craft, while keeping people employed, and maintain their land. These are people who have been a big part of Sonoma County for generations, and are currently facing hardships due to the economic crisis that we are currently facing today. Please do not let down a silent majority of your local residents and business owners because a small vocal minority is unable to see the economic benefits of cannabis.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Greg Brown

5355 Skyline Blvd Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Heinrich Badenhorst, and I am writing to express my support for the newly drafted cannabis ordinance. Particularly, I would like to express my support for an increase in land use for cannabis cultivation. By increasing the percentage of land use on properties for cultivation purposes, this will increase the jobs available for the people of Sonoma County. The cannabis industry has provided great working conditions and extremely competitive hourly rates for ag workers like myself and has helped our local economy and community during this global pandemic. Our economy needs it!

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Heinrich Badenhorst

2441 Mission Street, San Francisco, CA 94110

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Jordan Richardson, and I am writing to express my support for the newly drafted cannabis ordinance. With the proposed increase on cultivation caps, local farmers, ranchers, and property owners are seeing a new opportunity to diversify their income that would allow them to keep their local businesses and operations locally here in Sonoma County. Many are seeing cannabis cultivation as a means for diversification of their portfolios, allowing them to continue to practice their craft, while keeping people employed, and maintain their land. These are people who have been a big part of Sonoma County for generations, and are currently facing hardships due to the economic crisis that we are currently facing today. Please do not let down a silent majority of your local residents and business owners because a small vocal minority is unable to see the economic benefits of cannabis.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Jordan Richardson

5355 Skyline Blvd Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Jose Wagner Alava, and I am writing to express my support for the newly drafted cannabis ordinance. Particularly, I would like to express my support for an increase in land use for cannabis cultivation. By increasing the percentage of land use on properties for cultivation purposes, this will increase the jobs available for the people of Sonoma County. The cannabis industry has provided great working conditions and extremely competitive hourly rates for ag workers like myself and has helped our local economy and community during this global pandemic. Our economy needs it!

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Jose Wagner Alava

835 Fresno Ave, Santa Rosa, CA 95407

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to express my support for the cultivation of cannabis, and hoop structures. This allowance creates a better quality product that comes from Sonoma County itself, and allows for the protection of the flowers from several different elements. Hoop houses can protect from things such as: bird droppings, dust, pesticide drift from neighboring parcels, and wildfire smoke, as well as help prevent other issues such as molds, mildews, and sun damage. All of these are factors that come into play when a finished product must go through the rigorous testing done by the State of California. Many land owners, and multi-generational farmers, prefer the use of hoop structures in order to produce a better quality product, as well as screen view from both neighboring and public eyes.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Justin Manns

5355 Skyline Blvd Ste A Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to you today in regards to the proposed cannabis ordinance. More specifically, the proposed increase in the canopy that would be allowed on individual parcels. By allowing the proposed increase to move forward, we will see an increase in not just jobs, but tourism as well here in Sonoma County, and allowing for a stimulated economy. Increasing the cap on allowed canopy will see an increase in tax dollars, allowing for more funding towards education, infrastructure, police, and most importantly an increase in funding to our local fire departments and abilities to fight the wildfires that ravage Sonoma County each year. Moving forward with the proposed ordinance is one of the smartest decisions that can be made towards getting Sonoma County and its people back to normalcy.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Justin Taylor Delong

909 Magnolia Dr. Unit B, Healdsburg, CA 95448

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Lauren Harvey , and I am writing to express my support for the newly drafted cannabis ordinance. I am writing to you today in regards to one particular issue with the ordinance, and that is water. While there are, and will always continue to be, issues with water and water usage in the county, it is extremely important that the board of supervisors allow for people within the proposed restricted water zones to be allowed to apply for ministerial permits. Each parcel should be treated on a case by case basis, utilizing hydrological studies to check for actual water availability and ensure sustainable use. Actual water availability should dictate what is and is not allowed when it comes to permitting.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

A handwritten signature in cursive script that reads "Lauren Harvey". The signature is written in black ink and is positioned above the printed name.

Lauren Harvey

5/12/21

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to you today in regards to the proposed cannabis ordinance. More specifically, the proposed increase in the canopy that would be allowed on individual parcels. By allowing the proposed increase to move forward, we will see an increase in not just jobs, but tourism as well here in Sonoma County, and allowing for a stimulated economy. Increasing the cap on allowed canopy will see an increase in tax dollars, allowing for more funding towards education, infrastructure, police, and most importantly an increase in funding to our local fire departments and abilities to fight the wildfires that ravage Sonoma County each year. Moving forward with the proposed ordinance is one of the smartest decisions that can be made towards getting Sonoma County and its people back to normalcy.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Shytle".

1746 Tammy Way, Santa Rosa, CA 95401

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Madisen Hargraves, and I am writing to express my support for the newly drafted cannabis ordinance. I am writing to you today in regards to one particular issue with the ordinance, and that is water. While there are, and will always continue to be, issues with water and water usage in the county, it is extremely important that the board of supervisors allow for people within the proposed restricted water zones to be allowed to apply for ministerial permits. Each parcel should be treated on a case by case basis, utilizing hydrological studies to check for actual water availability and ensure sustainable use. Actual water availability should dictate what is and is not allowed when it comes to permitting.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Madisen Hargraves

5355 Skylane Blvd Ste. A, Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to express my support for the cultivation of cannabis, and hoop structures. This allowance creates a better quality product that comes from Sonoma County itself, and allows for the protection of the flowers from several different elements. Hoop houses can protect from things such as: bird droppings, dust, pesticide drift from neighboring parcels, and wildfire smoke, as well as help prevent other issues such as molds, mildews, and sun damage. All of these are factors that come into play when a finished product must go through the rigorous testing done by the State of California. Many land owners, and multi-generational farmers, prefer the use of hoop structures in order to produce a better quality product, as well as screen view from both neighboring and public eyes.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Sam Anakar

5355 Skyline Blvd Ste A Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Sofia Glorio, and I am writing to express my support for the newly drafted cannabis ordinance. I am writing to you today in regards to one particular issue with the ordinance, and that is water. While there are, and will always continue to be, issues with water and water usage in the county, it is extremely important that the board of supervisors allow for people within the proposed restricted water zones to be allowed to apply for ministerial permits. Each parcel should be treated on a case by case basis, utilizing hydrological studies to check for actual water availability and ensure sustainable use. Actual water availability should dictate what is and is not allowed when it comes to permitting.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Sofia Glorio

1534 King Street, Santa Rosa, CA 95404

From: [Hannah Whitman](#)
To: [Cannabis](#)
Subject: FW: Issue: Cannabis Ordinance
Date: Friday, May 14, 2021 11:20:33 AM

Forwarding public comment.

-----Original Message-----

From: no-reply@sonoma-county.org <no-reply@sonoma-county.org>
Sent: Thursday, May 13, 2021 4:46 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: Issue: Cannabis Ordinance

Sent To: County of Sonoma
Topic: Issue
Subject: Cannabis Ordinance
Message: Dear Supervisor Gorin,

Having now better researched the upcoming Cannabis Ordinance, I am even more adamant about the need to either not approve or drastically change the current CANNABIS ORDINANCE under review. It will NOT better our county on many levels. Napa and Marin counties denied them. Mendocino has strict guidelines.

WATER! Even with California now in a drought emergency, our water situation is always tenuous and changing, especially in Sonoma County. The fire danger will always be a grave concern. Growers will need to be responsible based on strict guidelines enforced by the county. However, I don't see corporate entities caring much about the county only their cash flow.

EIR! Need! Water, animals, ecological systems will all be tremendously affected by the grow sites.

SMALLER PARCELS & LARGER SET-BACKS! Don't provide a blank slate for the growers. They will push even what is in place.

65,000+ ACRES! Absolutely crazy.

LOCAL CANNABIS INFLUENCE! Can we say lobbyist, Sonoma State University and CannaCraft?!!!! And probably a few more tossed in. OH, and why hasn't there been much, if any, media coverage on this matter???

OVERSIGHT! Who will actually do this? Need a whole contingent of folks.

I'm sure that you understand my position and won't use the reasoning of getting the illegal grow sites out of the parks. This is so MUCH more.

We need to protect our beautiful county and not hand it over to outsiders who have no concern about keeping the integrity of the beauty and community we have here.

Cathy Gellepis

Sender's Name: Cathy Gellepis
Sender's Email: cgellepis@comast.net
Sender's Address:
CA 95476

From: [Colleen Mahoney](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Changes to pot ordinance
Date: Friday, May 14, 2021 3:34:54 PM

EXTERNAL

Supervisors,

I join with my neighbors on Purvine Road and on Pepper in Petaluma, on Bodega Avenue and out in Bloomfield. We are very, very concerned about numerous impacts on our rural neighborhoods and environment and serious incompatibility:

SPECIFICALLY, we want the County to change the following:

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The existing SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.
6. Increase setbacks from the property line of all residences, schools, childcare facilities and parks to 1,000 feet for outdoor and hoop house cultivation and 300 feet minimum for indoor cultivation.
7. Require cannabis processing in facilities in commercial and industrial zones only.

8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worst for existing permits.
12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Update cannabis ordinance to comply with the County's tree ordinance and prevent removal of oak trees.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.
15. Impose a local residency requirement, where "operators" are defined as owning at least 51% of the applying business.
16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this — during a pandemic when so many people are struggling and distracted, during a drought emergency with inadequate water study, without a real environmental review, or listening to affected neighbors — it's an unnecessary rush to judgment. Slow down, listen to neighbors and the environmental community, and let's do this the right way.

Colleen Mahoney
2781 Middle Two Rock Road, Petaluma, CA 94952

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From: [Chris Stover & Lorraine Bazan](#)
To: ariell.kubu-jones@sonoma-county.org; [Andrea Krout](#); [district3](#); [Jenny Chamberlain](#); [district5](#); [Cannabis](#)
Subject: Keep 1000' setbacks to Class 1 Bikeways in Cannabis Ordinance
Date: Friday, May 14, 2021 10:40:58 AM

EXTERNAL

Dear Supervisors,

Please maintain the 1000' setbacks to Class 1 Bikeways that are a part of the current Draft Cannabis Ordinance. These trails are linear parks. They are heavily used, particularly within a mile from town centers, by all types of pedestrians. Of particular concern are more vulnerable trail users such as the elderly, women with children or baby carriages, and disabled people on mobility scooters.

The board recognized that parks correctly include linear parks on a meeting on October 16, 2018. This acknowledgement of the linear park inclusion was made with county counsel present. County counsel did not raise any issue with this recognition or that any additional action was needed.

I urge you not to accept the recommendation of the Planning Commission that these bikeway setbacks be eliminated. They are defined in the Sonoma County Code of Ordinances as "all land or water owned, leased, managed, or controlled by the Sonoma County park system." They do not need further clarification or codification.

Sincerely,

Chris Stover
Sebastopol, CA

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From: markpw@sbcglobal.net
To: [Cannabis](#)
Subject: Keeping Bennett Valley Beautiful
Date: Friday, May 14, 2021 5:21:26 PM

EXTERNAL

Dear Supervisors,

In 2017 I had the pleasure to attend a meeting at the Bennett Valley Grange (Guild) to hear Supervisor Goran speak about vacation rentals. Cannabis grows in Bennett Valley was added to the agenda. At the time I was a resident of Bennett Ridge. My main focus was vacation rentals/fire potential for our one way in one way out neighborhood. As the evening progressed and the cannabis portion of the meeting began I realized vacation rentals was not the big challenge we were facing. The more I heard the more frightening it became. The fact was Sonoma County Board of Supervisors was selling out rural neighborhood in hopes of big money. No longer did it matter that folks had worked hard all their lives to purchase their homes in the beautiful rural valleys and hillside away from city noise and crime. Because now the Supervisors wanted homeowners blessing to bring that and more to their rural doorsteps. I have witnessed guys ripping mature oak trees out of the ground and grading land on the corner of Bennett Valley Rd. and Matanzas Creek Rd. in full view of all cars passing by. Dump trucks filled with soil lined up blocking traffic in both directions. I lived and loved living on Bennett Ridge for 15 years but have since moved to Sonoma Valley. The stress of cannabis grows, people and crime were the tipping point after the Nuns fire. Bennett Ridge depends on a community well to provide water to 128 properties. If growers in the valley along with vineyards continue to pump water out of our aquifers Bennett Ridge will be left high and dry.

Please rethink this plan it works only for a few not the majority.

Sincerely,

Carol Wieszczyk

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From: [Dick and Vi Strain](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Proposed Commercial Cannabis Cultivation documents
Date: Friday, May 14, 2021 3:35:58 PM

EXTERNAL

Friday, May 14, 2021

Supervisors;

I'm a retired Planning/Public Works Director for cities, living in Sonoma County since 1990. I'm commenting as a planner and a resident. For the past twelve years I've lived in the unincorporated rural residential community of Bloomfield. A large-scale commercial cannabis operation is proposed immediately adjacent to ten of our Bloomfield residents' property lines.

The result is a proposed processing plant allowed 100 feet from our rear yards and/or 300 feet from our homes, 24/7 operating hours and 8 ft. security fencing along our mutual property lines. The operation proposes using our substandard residential streets, and will bring in seasonal workers in addition to the many other impacts outlined in our previous letters sent during this review period.

The cannabis operation applicants are not small growers but a San Francisco nightclub owner and associates who have created a large-scale commercial cannabis network of associated companies and operations.

The community is unanimously opposed to this intrusion upon our residential life and extremely concerned about the future viability of our sixty-seven individual residential water wells.

We request the Supervisors take the following actions:

1. Complete a Programmatic Environmental Impact Report to determine the full impact of commercial cannabis operations. Include identifying suitable areas for future grows and providing distance between rural residential towns and neighborhoods and commercial cannabis cultivation. After considerable research, Community groups request 1000 ft. setbacks for outdoor and hoop house cultivation and 300 ft. minimum setbacks for indoor cultivation.
2. Limit the issuance of cannabis approvals during this State and County declared emergency drought, until sites suitable for cannabis are defined through the Environmental Impact Report. Rural residents want assurances from Supervisors our residential wells will not run dry due to cannabis operations.
3. Drop Chapter 38 for ministerial permitting. There is no fix for this inadequate and

cobbled together ordinance until a full EIR is done. It is inadequate especially considering a ten-fold increase in cultivation without a cap on total cultivation in specific suitable areas. The other inadequacy is the many areas of discretion needed by County staff that do not support authorizing ministerial permitting. An EIR would identify suitable areas re water, sensitive species, neighborhood compatibility, fire safety and the many other issues inadequately studied. This information would identify areas suitable for ministerial permitting.

4. Require cannabis processing to locate facilities in commercial and industrial zones only.

5. Please make a decision Tuesday, May 18, 2021 and do not continue this faulty process and tinkering with inadequate documents. Revisions will not fix the Subsequent Mitigated Negative Declaration and the Chapter 38 Ordinance based on this inadequate environmental document.

Please do not blame neighborhood groups and residents for not being involved in the process sooner. The Ad Hoc Committee staff met with Cannabis Industry representatives for months. A PRA was requested by a member of the Neighborhood Coalition revealing 60 meetings with County Staff re cannabis. There was only one meeting via zoom given to neighborhood representatives. Supervisor Rabbitt and staff called a neighborhood meeting when the Bloomfield Cannabis proposal was filed which was greatly appreciated. The Two Town Hall meetings were scheduled AFTER the draft documents were released and both residents and cannabis advocates were included. The County's cannabis web page continued to show "Neighborhood Compatibility" was the purpose of the Chapter 38 Ordinance but the focus was obviously allowing ministerial permitting.

This is an example of an inadequate process as there was no outreach to include neighborhood groups. Decision makers usually ask planners to meet with neighborhood groups and forward their input to them. The cannabis program documents would have been more representative of total County interests if neighborhood groups had been contacted and included early in the process of developing a way forward for commercial cannabis cultivation in the County.

Many County residents now feel we are fighting for the safety of our residential neighborhoods against cannabis and the County. Most of us had not been opposed to cannabis before. We collectively have spent hours of our time researching and writing letters and have donated funds to hire people to help us be heard. We have collaborated to prepare alternatives to what is currently being proposed that is not compatible with residential values. Please consider the recommendations of your unincorporated residents and neighbors and support actions 1 through 5 as requested by this letter.

Sincerely,

Vi Strain

Bloomfield, CA
Concerned Citizens of Bloomfield
Neighborhood Coalition

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From: [BOS](#)
To: [Cannabis](#)
Subject: FW: Support item #14 (2021-0337) - cannabis amendment
Date: Friday, May 14, 2021 11:32:17 AM
Attachments: [BOS letter about amendments and addition-2.pdf](#)

From: Don Duncan <don@patientscarecollective.com>
Sent: Thursday, May 13, 2021 9:23 AM
To: BOS <BOS@sonoma-county.org>
Subject: Support item #14 (2021-0337) - cannabis amendment

EXTERNAL

Dear Supervisors,

I am writing to reiterate my support for item 14 on the May 18 agenda. Streamlining the permit process for certain applicants will be beneficial to small businesses and the county. I have reattached a letter I sent to you in March regarding the amended ordinance and an important change to the contents of the proposed ordinance. We suggest that you create a path for CUP applicants that have not had the final disposition of their application to reapply under the new provisions. Please let me know if you have questions or feedback after reviewing the letter.

Thank you.

--
Don Duncan, Director of Government Affairs
Patients Care Collective
California Cannabis Distribution Company
Foxworthy Farms
(323) -326-6347

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March 17, 2021

Sonoma County Board of Supervisors
575 Administration Drive
Room 100 A
Santa Rosa, CA 95403

VIA Email

RE: Support for cannabis amendments and suggested change for applicants

Dear Supervisors:

I am writing today to support the changes to the cannabis ordinance proposed by staff (ORD20-0005) and to suggest an essential addition to the proposal that is consistent with its intent. Streamlining the permit process for cannabis cultivation will remove barriers for smaller-scale cultivators and save time and money for the county. The proposed changes will also bring the cannabis permitting process in line with other agricultural uses and state regulations. I suggest that, in addition to the common-sense provisions of the staff proposal, you create a path for Conditional Use Permit (CUP) applicants that have not had the final disposition of their application to reapply under the new provisions.

Foxworthy Red, LLC, known as Foxworthy Farms, is an outdoor cannabis cultivation business authorized under the penalty relief program. The owners bought the 82-acre parcel in the Rural Resource Development (RRD) zone in 2016 to cultivate medical cannabis for the nation's oldest continuously operating medical cannabis dispensary. The farm now grows cannabis for adult and medical retailers in the Sonoma County and other Bay Area communities. Two of the three owners lived on the property at 7955 St. Helena Road until the Glass Fire destroyed one residence. The displaced owner will rebuild and live on the farm again as soon as it is possible.

The Board of Zoning Adjustments (BZA) denied our CUP application on December 12, 2019. We filed an appeal based, in part, on the lack of timely notice and incomplete information provided to the BZA by staff at Permit Sonoma. In response to staff feedback before the hearing, we prepared new water management plans, access improvements, and more. Although we submitted those documents to staff days in advance of the hearing, staff did not give them to members of the BZA until after our hearing was underway.

The Board of Supervisors (BOS) has not yet scheduled our appeal hearing. I propose that Foxworthy Farms and other applicants in the designated zones without a final disposition on their CUP applications be allowed to apply for a permit from the Agricultural Commissioner if the proposed changes are adopted. To accomplish this, we would like the BOS to pause all pending applications and appeals for cannabis cultivators. If the BOS approves the changes, applicants

7955 St. Helena Road, Santa Rosa, CA 95404



qualified to do so may then apply for an Agricultural Commissioner permit instead of a CUP using the improved process.

It is reasonable and fair to allow current applicants to use the streamlined process. A new applicant in the RRD zone would be allowed to apply for a ministerial permit. It would be inconsistent to have two similar projects following widely divergent paths. Moving the permitting process for Foxworthy Farms and other pending applicants to the Agricultural Commissioner is fair and less expensive for the applicants and the county.

The streamlined process is significant for Foxworthy Farms. We applied for our CUP in 2017 and have diligently pursued approval. We spent a substantial amount of time, effort, and money since 2017 to obtain licenses and comply with local and state regulations. We agreed to refrain from processing on-site and using two greenhouses as part of a stipulated agreement with the County Council in June of 2019. That agreement significantly reduced our earning potential and dramatically increased processing costs. Our pending appeal and any subsequent legal fees will drive up the price further. These costs were already a burden for a small, locally owned business like ours. However, we are also struggling with devastating damage from the Glass Fire resulting in estimated losses of up to \$3 million.

Despite the hardships, we remain committed to our mission of providing quality medical and adult-use cannabis. We are determined to be a part of Sonoma County's burgeoning cannabis marketplace, where we will provide good local jobs, generate tax revenue, and practice sincere stewardship of our land and watershed. Adding a path to an Agricultural Commissioner permit for Foxworthy Farms is critical in making this happen. I urge you to temporarily pause our appeal process and clarify that we will have an opportunity to take advantage of the proposed improvements to the ordinance.

I am eager to discuss this proposal with you at your convenience. You may reach me at don@PatientsCareCollective.com or (323) 326-6347.

Thank you,

Don Duncan
Director of Government Affairs

cc. Sonoma County Planning Commission

From: [Denise Ellestad](#)
To: [Lynda Hopkins](#)
Cc: [Cannabis](#); [district5](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [Leo Chyi](#)
Subject: Cannabis ordinance
Date: Friday, May 14, 2021 4:10:49 PM

EXTERNAL

Dear Ms. Hopkins,

I just purchased a home near Occidental in your district and I am opposed to commercial cultivation of cannabis in Sonoma County. My main reason is the shortage of water and my understanding that growing cannabis is water intensive. I also trust places like Marin County which have strong environmental rules and some of the best quality of life in California. I would prefer to see Sonoma more closely follow Marin County and ultimately I think protecting the environment will pay off with higher property tax and tourism revenues. I worry that large scale cannabis cultivation will cause my well to run dry. I also don't want to smell it and have it ruin my general quality of life. Basically I see growing cannabis and selling it outside of Sonoma County as the equivalent of shipping our water out of the county for no other purpose than the financial gain of a small number of county residents. Why should Sonoma County residents bear the environmental degradation that comes with cannabis especially when Marin and Napa Counties are saying no? It seems very irresponsible and short-sighted to me. I completely agree with the recommendations below.

Best,

Denise Ellestad

The proposed changes to the cannabis permitting process will be some of the most significant land use changes in Sonoma County in the last 40 years.

I am a member of a coalition of neighbors and environmental activists who are trying to preserve what makes Sonoma County so special: our scenic beauty and precious natural resources. Our goal is to limit these cannabis grows to small areas away from residences, not in public view, and not spreading noise or odor. Unfortunately, this is not what has been proposed.

SPECIFICALLY, we want the County to change the following:

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The existing SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.

4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.
6. Increase setbacks from the property line of all residences, schools, childcare facilities and parks to 1,000 feet for outdoor and hoop house cultivation and 300 feet minimum for indoor cultivation.
7. Require cannabis processing in facilities in commercial and industrial zones only.
8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worst for existing permits.
12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Update cannabis ordinance to comply with the County's tree ordinance and prevent removal of oak trees.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.
15. Impose a local residency requirement, where "operators" are defined as owning at least 51% of the applying business.
16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this — during a pandemic when so many people are struggling and distracted, during a drought emergency with inadequate water study, without a real environmental review, or listening to affected neighbors — it's an unnecessary rush to judgment. Slow down, listen to neighbors and the environmental community, and let's do this the right way.

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From: [Ben McCoy](#)
To: [Chris Coursey](#)
Cc: [Scott Dirr Cannabis](#)
Subject: Response to Cannabis Business association letter of May 13, 2021
Date: Friday, May 14, 2021 5:46:01 PM

EXTERNAL

Hello,

My response to the Cannabis Associations letter of May 13th is as follows. They cite in part 1. a. In re Bay-Delta Etc. (2008) 43 Cal. 4th 1143, 1170 this case should not control in our circumstances because in that case an Environmental impact report (EIR) was already done. In our case no EIR has ever been performed for the ordinance as far as I know. This case also states that, "The purpose of an EIR is to give the public and government agencies the information needed to make informed decisions, thus protecting " not only the environment but also informed self-government." (*Galea supra*, 52 Cal.3d at p. 564, 276 Cal.Rptr. 410, 801 P.2d 1161.) **The EIR is the heart of CEQA**, and the mitigation and alternatives discussion forms the core of the EIR. (*ibid.*)." (In re Bay-Delta Etc. (2008) 43 Cal. 4th 1143, 1162). (Bold is my own)

So basically they are citing a case where a tiered program EIR was allowed to be used, (id. at 1170) to somehow support the contention that there should be no EIR at all, which is of course ridiculous.

Also the nuisance section part 8 is wrong because there is no statute that allows cannabis grows to interfere with people's use and enjoyment of their property. So basically they are saying pass this ordinance so we are allowed to nuisance people. I implore the county to conduct an EIR before making this big change. "Don't ever take fence down until you know why it was put up." - Robert Frost.

Thank you.

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From: [david salm](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: cannabis ordinance
Date: Friday, May 14, 2021 6:05:45 PM

EXTERNAL

Dear Friends,

Years ago I served on the Board of the Farmlands Group. We were instrumental in the passage of Measure C which protected a farmer's right to farm. To put it another way, I recognize the importance of having a strong agricultural base in Sonoma County.

I am pleased that cannabis is legal in California. Sonoma County can leverage our good soil, fine growing conditions, our culture and our intellectual property to our economic benefit. On the other hand, we are confronting a serious drought. We need only to look at the prevailing crisis in the Klamath River basin to recognize our extreme vulnerability. We must take extreme steps if we are not to repeat the experience of Cape Town, South Africa.

Until such time as this drought is behind us, I encourage the Board of Supervisors to suspend consideration of the proposed cannabis ordinance. We must assure ourselves of an adequate water supply with corresponding reserves by means that do not entail the construction of more environmentally damaging dams or by increasing the capacity of any existing dams.

Respectfully,

David Salm
1007 Spring Street - Santa Rosa, CA 95404

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From: [Arielle Kubu-Jones](#) on behalf of [Susan Gorin](#)
To: [Cannabis](#)
Subject: FW: Trail clearance
Date: Friday, May 14, 2021 9:50:13 AM

-----Original Message-----

From: Dawn Usher <dmu813@gmail.com>

Sent: Friday, May 14, 2021 9:40 AM

To: Susan Gorin <Susan.Gorin@sonoma-county.org>; David Rabbitt <David.Rabbitt@sonoma-county.org>; Chris Coursey <Chris.Coursey@sonoma-county.org>; district4 <district4@sonoma-county.org>; district5 <district5@sonoma-county.org>

Subject: Trail clearance

EXTERNAL

Hello. Please maintain the 1000 ft clearance between trails and potential cannabis grow site.

Thank you,
Dawn Usher
1088 Pleasant Hill
Sebastopol 95472

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From: [Eric Din](#)
To: [Cannabis](#); [Susan Gorin](#)
Subject: Bennett Valley does NOT want marijuana cultivation here
Date: Friday, May 14, 2021 1:50:58 PM

EXTERNAL

Hello,

Please do NOT allow marijuana cultivation in Bennett Valley. We don't have the water supply for that, for one thing, and that will likely get worse with climate change. This intrusion would change the character, the look, and indeed the smell, of this area, in very negative ways. We don't want it, at all. Our whole family is in agreement. Please reject this whole idea.

Thank you for your time and consideration,

Eric

--

Eric Dinwiddie
2945 Old Bennett Ridge Road
(707) 541-0545

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From: [Liz Finn](#)
To: ArielleKubu-Jones@sonoma-county.org; [Andrea Krout](#); [district3](#); [Jenny Chamberlain](#); [district5](#); [Cannabis](#)
Subject: Keep 1000" setbacks to Class 1 Bikeways in the Cannabis Ordinance
Date: Friday, May 14, 2021 4:32:54 PM

EXTERNAL

Dear Supervisors -

I, along with so many others of all ages, am a frequent user of the West County and Joe Rodota trails. I urge you to maintain the 1000' setbacks to Class 1 Bikeways that are a part of the current Draft Cannabis Ordinance and to not accept the recommendation of the Planning Commission that these setbacks be eliminated. These trails are our linear parks. They are defined in the Sonoma County Code of Ordinances as "*all land or water owned, leased, managed, or controlled by the Sonoma County park system.*" They do not need further clarification or codification.

Elizabeth Finn
Sebastopol

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From: [Elizabeth Fritzing](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Proposed Cannabis Ordinance: Joe Rodota Trail/West County Trail
Date: Friday, May 14, 2021 3:17:30 PM
Attachments: [image001.png](#)

EXTERNAL

Good Afternoon,

Please protect the Joe Rodota/West County Trail. This trail is already a park per the Sonoma County Code **and** is a Class 1 Bikeway. Class 1 Bikeways meet the definition of parks in the Sonoma County Code of Ordinances and belong in the sensitive use category, subject to 1000' setbacks from cannabis operations. I respectfully request that you continue to protect the trail and with the 1,000-foot setback requirement. This trail has always been a linear park that is predominately used by pedestrians, families and small kids. It is not a well-known speed way for cyclists. Please protect the trail so that its current use can be maintained for generations to come.

Elizabeth Fritzing, Graton

Elizabeth Fritzing
Attorney



Berry & Fritzing, P.C.
3550 Round Barn Blvd., Ste. 312
Santa Rosa, California 95403
Office (707) 800-0550
Direct (707) 800-0553
elizabeth@berryfritzlaw.com

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From: [Lizardo99 4 Unicorn1](#)
To: rielle.Kubu-Jones@sonoma-county.org; [Andrea Krout](#); [district3](#); [Jenny Chamberlain](#); [district5](#); [Cannabis](#)
Subject: Joe Rodota trail and Cannabis laws
Date: Friday, May 14, 2021 5:59:38 PM

EXTERNAL

Dear Supervisors:

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups. I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties.

I urge you to maintain the 1000' setbacks to Class 1 Bikeways that are a part of the current Draft Cannabis Ordinance and to not accept the recommendation of the Planning Commission that these setbacks be eliminated. These trails are our linear parks. They are defined in the Sonoma County Code of Ordinances as "*all land or water owned, leased, managed, or controlled by the Sonoma County park system.*" They do not need further clarification or codification.

Elizabeth Hannon
Sebastopol

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From: EaaAtKRO2xUnXmbg@protonmail.com
To: [Cannabis](#)
Subject: Cannabis & Water & Science!
Date: Friday, May 14, 2021 2:28:57 PM

EXTERNAL

As an environmentalist and a Californian, I'm concerned about our state's precarious water situation, however I've been incredibly disappointed to see the propagation of "alternative facts" about cannabis promoted by those who would like to continue the harmful legacy of prohibition.

To conflate illicit grows with no oversight, with permitted operations who must follow strict environmental regulations demonstrates either a lack of knowledge, or a lack of honesty on the part of prohibitionists. Let's take a look at some science, shall we?

WARNING! Math Ahead!

Cannabis (using mean/avg. across plant development stages) has a Crop Coefficient (Kc) of **1.0**;
if we use Southern Sonoma County's historic mean/average Evapotranspiration rate of **1.8** (using National Oceanic and Atmospheric Administration's data) as an example, cannabis only requires **.18 in.** water per day...
which is *ever-so-slightly* above **Grapes**, whose Kc is **.83**

Total water requirements (ETm) (after transplanting), of a **Tomato** crop grown in the field for **90** to **120** days, use up to **23.62 in...** Cannabis grown over a **150** day growing period uses **27.45 in.**

Therefore, it's demonstrably clear that prohibitionists' claims of cannabis requiring exponentially greater volumes of water than other crops is patently absurd. We should make decisions based upon scientific data and facts, not falsehoods and hyperbole. That's exactly what the CA State Legislature did when they tasked the CDFA to oversee commercial cannabis cultivation in the state.

The California Department of Food and Agriculture released a [Program Environmental Impact Report \(PEIR\)](#) under the CEQA framework which assessed potential environmental impacts resulting from the permitting and implementation of commercial cannabis cultivation activities allowed under MAUCRSA.

To essentially quote the Executive Summary [ES-2]: The PEIR served as an overarching CEQA framework for efficient and proactive implementation of the CalCannabis program. The PEIR intended to provide CEQA compliance for the adoption of regulations to implement the Proposed

Program, and was prepared in compliance with CEQA and the State CEQA Guidelines (Title 14, California Code of Regulations, Section 15000 et seq.).

A general overview of the environmental resource topics assessed in the PEIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy Use and Greenhouse Gas (GHG) Emissions
- Hazards, Hazardous Materials, and Human Health
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems

After consideration of various alternatives to the proposed program, the following conclusion was made in determining the environmentally superior alternative [line 33, page ES-13]:

"Considering all environmental aspects, the Proposed Program is considered to be environmentally superior to any of the alternatives. It strikes a balance between the various environmental issues and ensures that impacts would not be significant. It is important to note that the California State Legislature, in adopting MAUCRSA, directed CDFG to develop regulations to address environmental impacts of commercial cultivation, and these considerations have guided the development of the Proposed Program."

As can be seen in Table ES-2 (Summary of Impacts and Mitigation), save for tribal and cultural resources (which would be project-specific), the results of the PEIR concluded that there were **no** significant impacts to *water, biotic, air, or land* resources which would require implementation of mitigation measures.

Cannabis is literally the most highly-regulated industry in existence... even nuclear power plants get to just dump nuclear wastewater directly into the Pacific Ocean; Fracking companies in California are allowed to sell their toxic wastewater to farmers in the Central Valley... at least, the water that didn't seep into groundwater through un-lined pits/ponds;

it takes a **gallon** to grow a **single almond**!

I'm not interested in pointing the finger at [Cattle](#) or [winery/vineyard operators](#), but cannabis cultivators, who want to do things the right way by going through the permit process and following the myriad regulations, not just because their licenses depend on it, but because they are conscientious about humans' impacts on the environment.

(Outdoor and Mixed-Light) Cultivators have, for over a decade, been trying to educate cannabis patients and consumers, who mistakenly believed that indoor-grown cannabis was superior just because it was grown indoors. In fact, sun-grown cannabis not only has a more expressive flavor profile and bouquet, but it can be grown more sustainably... by utilizing regenerative practices which reduce water requirements, cannabis can be cultivated even more efficiently through something as simple as a temporary structure like a hoophouse.

As proposed, Cannabis cultivation would be such a small part of a farm's operations in Sonoma County, with the current cap set at 10%. 90% would still be dedicated to other agricultural uses or open/natural space; even via the Ministerial Permitting process proposed under Chapter 38, those who wish to cultivate cannabis commercially will need to obtain a license from the state, which is not an easy process, so it won't be a free-for-all, as it has been framed by those who are opposed.

Sonoma County has led the pack in California's efforts to shape cannabis cultivation, whereas CA has been a trailblazer in cannabis' re-evaluation on a global scale -- there's no reason to follow the lead of people who want to keep us all stuck in the past.

People like Mitch McConnell, who only inserted Hemp into the 2018 Farm Bill because he would personally stand to benefit politically in KY and possibly financially, like former Speaker Boehner has [capitalized from legalization](#) after spending his entire career opposed to it.

Mitch is also staunchly opposed to cannabis and equity, so if you are as well, then congratulations... you're on the same side as the man who has done everything in his power to ruin America's democracy (*such-as-we-claim-it-is*, if we ignore the fact that it's actually a kleptocracy). Why would any decent person be on the same side of an issue as Mitch McConnell?



I'm not sure...

I digress---

With the Cdfa's [appellations](#) and [comparable-to-organic](#) programs, Sonoma County is uniquely positioned to benefit from the decision to allow farmers to further diversify their crops, while also generating more tax

revenue for the county, as well as draw tourists from all over the world; as we begin to emerge from the Pandemic, people will want to travel and explore, and what better way to unwind than with Cannabis? What better place to enjoy cannabis than in Sonoma County?

To quote one of Sonoma County's commissioners: "Cannabis is much more like an agricultural crop, than it is not."

Thank you for your time,

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From: [Ms. Harriet Buckwalter](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Cc: [Raymond Krauss](#); [Carmen J. Borg](#)
Subject: FMWW Comments for Cannabis Ordinance Updates & General Plan Amendment - BOS 5-18-21 Meeting
Date: Friday, May 14, 2021 4:55:31 PM
Attachments: [2021-05-14 FMWW Letter to BOS re Cannabis Ordinance Updates.pdf](#)

EXTERNAL

Hello,

Please enter our attached comments into the public record for Tuesday's hearing. We anticipate that a second letter will soon be sent on our behalf from Shute, Mihaly, & Weinberger.

Many thanks for your hard work,

Harriet

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Ms. Harriet Buckwalter, Co-Chair
Friends of the Mark West Watershed
Upper Mark West Fire Safe Council
hbuck@sonic.net
(707) 538-5307
6985 Saint Helena Road
Santa Rosa, CA 95404
markwestwatershed.org



A watershed community
dedicated to preserving, protecting,
and restoring the Mark West Creek and its
watershed as a natural and community
resource.

Friends of the Mark West Watershed
6985 Saint Helena Road
Santa Rosa, CA 95404
info@markwestwatershed.org
Tel: 707-538-5307
www.markwestwatershed.org

Date: May 14, 2021
To: Sonoma County Board of Supervisors
RE: Cannabis Ordinance Updates & General Plan Amendment, BOS Meeting,
May 18, 2021

Dear Board of Supervisors,

We are writing to you on behalf of the Friends of the Mark West Watershed (FMWW), a community of neighbors, landowners, and supporters dedicated to preserving, protecting, and restoring the Mark West Creek and its watershed as a natural and community resource. We work to engage the community in stewardship projects, offer educational opportunities, and also collaborate with several other non-profit and governmental agencies invested in the ecological health and sustainability of the Mark West Watershed. We became involved in the many public hearings about various parts of the cannabis ordinance because of concerns that ordinance language was not strong enough to protect our watershed from negative impacts.

The science continues to support a very careful consideration of any new impacts to our critically impaired watershed. The recent streamflow analysis of the Mark West Watershed (study highlights included at the end of this letter) demonstrates that **all groundwater use depletes streamflow over time, regardless of the time of use, or the distance from the stream.** All new water uses in our watershed must be carefully considered. We are aware that the protections we advocate for in this ordinance may not be enough alone to solve our water balance problems, yet any new increases in water use will absolutely tip the balance in the wrong direction.

It is also important to note that we have been before the County **multiple** times, advocating for the same protections related to various parts of the County's cannabis program. The fact that the Board continues to implement the cannabis program in pieces, rather than looking at the program

as a whole, goes against the rules of CEQA. It is long past time for the County to finally complete a full Environmental Impact Report (EIR) for the entirety of its cannabis program. **The Subsequent Mitigated Negative Declaration is inadequate to protect critical resources in our watershed and a full EIR is required to study the cannabis ordinance, including these updates, as a whole.** There are no shortcuts, and an EIR is the only credible way forward. **Subsequently, there needs to be a moratorium on all new permits in water availability zones 3 and 4 until the environmental impacts of this program as a whole can be thoroughly investigated.**

Sincerely,

A handwritten signature in blue ink, appearing to read "Harriet Buckwalter", with a long horizontal flourish extending to the right.

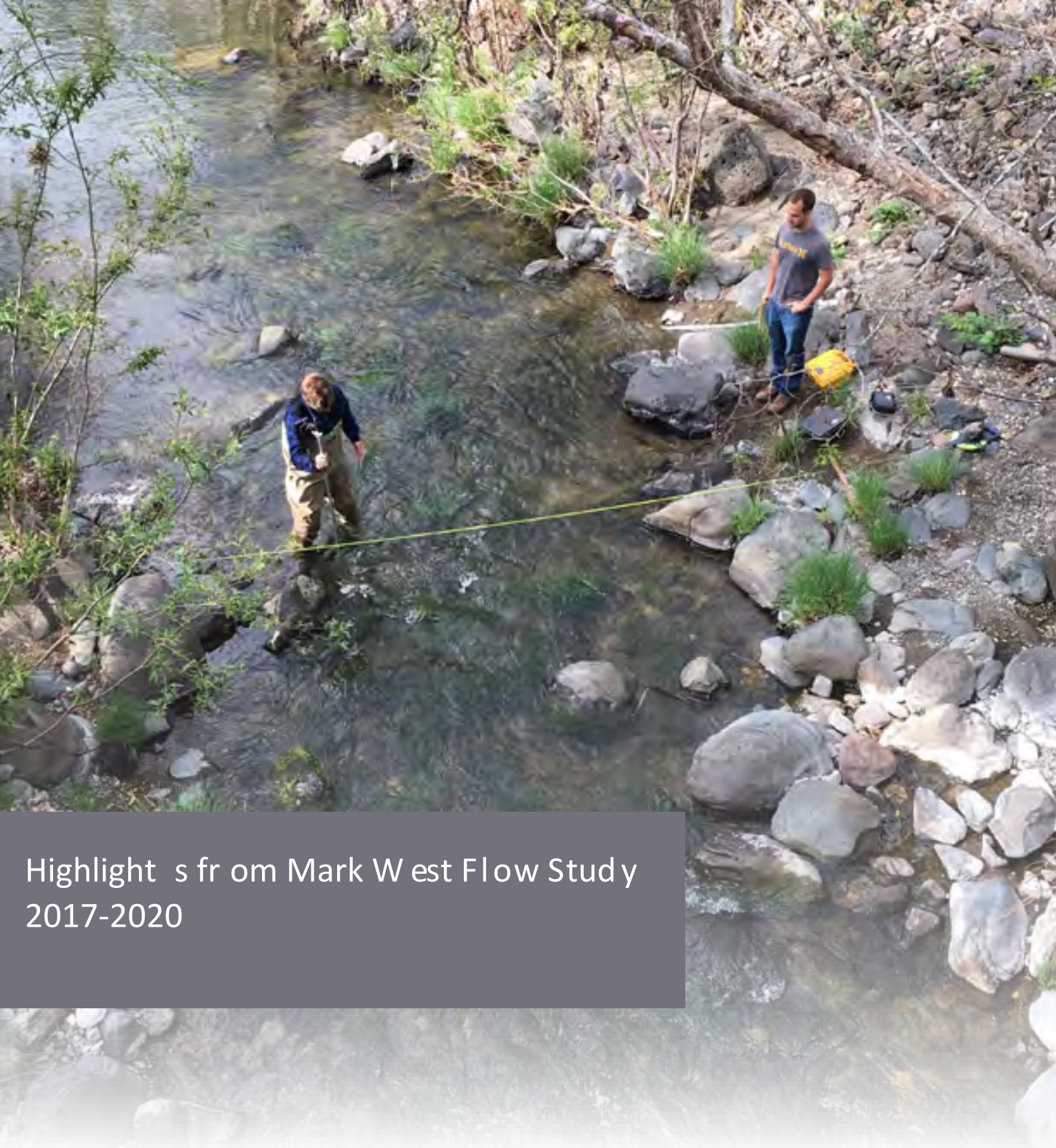
Harriet Buckwalter, FMWW Co-Chair

hbuck@sonic.net

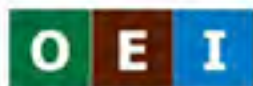
A handwritten signature in blue ink, appearing to read "Penny Sirota", written in a cursive style.

Penny Sirota, FMWW Co-Chair

penny@monansrill.org



Highlights from Mark West Flow Study
2017-2020



INTRODUCTION

Integrated Surface and Groundwater Modeling and Flow Availability Analysis for Restoration, Upper Mark West Creek Watershed, Sonoma County, CA

Author: O'Connor Environmental, Inc., under the direction of the Mark West Watershed Institute
For: Sonoma Resource Conservation District
Funded by: State of California, Wildlife Conservation Board
Date: December 2020

This study was conducted to help us better understand stream flow dynamics in the Mark West Watershed, and to identify how we can improve stream flow for the benefit of the overall ecosystem. This study is focused on the upper 40 mi² of the watershed in the hills above the Santa Rosa Plain. We chose this area because of its importance for endangered coho salmon; it has been identified as a core area for protection and restoration activities.

We learned about the watershed and its stream flow by developing a complex hydrologic model. The model was developed by incorporating data on topography, geology, vegetation cover, and climate, and then calibrated using data collected from stream gauges and groundwater wells in the watershed. This model covered a 10-year study period (2009-2019) and provides us information on the availability of stream flow throughout the watershed and the year, how that might be impacted by climate change, and how stream flow intersects with habitat characteristics. This model allows us to test different conservation project scenarios, helping us to understand what types of projects will provide the greatest benefit to stream flow. Here are some highlights of what we learned.



MARK WEST WATERSHED HYDROLOGY



figure 1: Area Study

Hydrology and Stream

Rainfall, stream flow, and groundwater recharge in the watershed vary widely from year to year, with annual precipitation ranging from 19.5 inches (2014) to 61.2 inches (2017) and stream flow depth ranging from 0.7 to 2.7 feet. In wet years, the average summer stream flow in Mark West Creek was about 0.7 cubic feet per second (cfs) downstream of Van Buren Creek and was 1.5 cfs downstream of Porter Creek, whereas in dry years these flows declined to about 0.3 and 0.7 cfs, respectively. Average depths above instream habitat are about 1.5 feet (average year). Salmonids require instream habitat that is suitable for spawning and rearing.

Most summer stream flow in the watershed is derived from groundwater seeps and springs. Modeling indicates that the watershed area upstream of Van Buren Creek generates 55% of the total flow in the watershed. Groundwater recharge potential varies widely throughout the watershed, based on factors such as soil type, topography, and rainfall patterns. The best areas for recharge include the upper Mark West Creek watershed upstream of and including the Van Buren Creek watershed, as well as the upper Humbug Creek watershed.



WATER USE IN THE WATERSHED

Exis Water Use

Total water use in the watershed was estimated to be approximately 430 ac-ft/yr. About 85% of the total use in the watershed is from groundwater with the remaining 15% coming from surface water sources. About 81% of the total surface water use comes from pond storage, 10% comes from direct stream diversions, and 9% comes from springs.

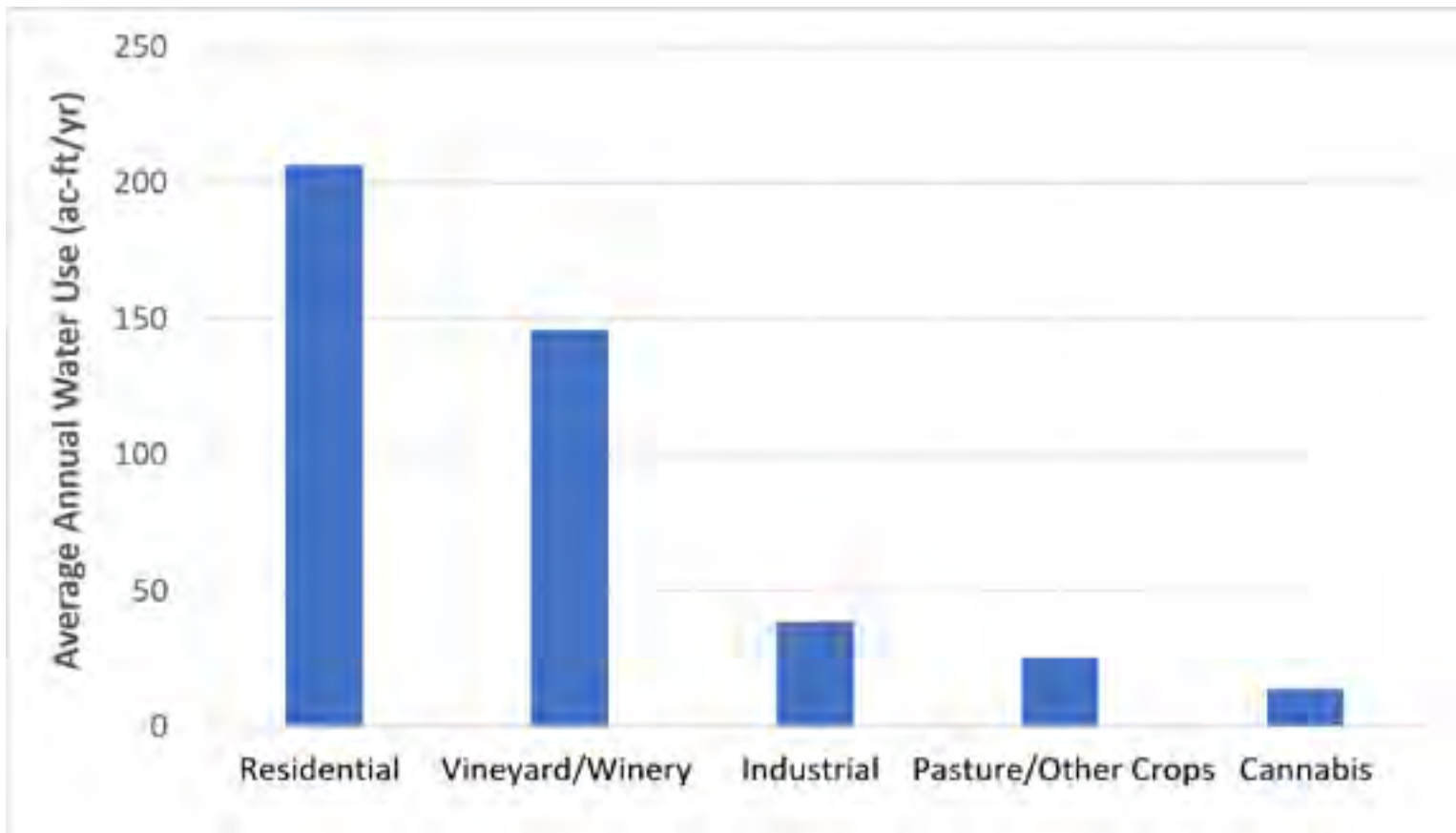
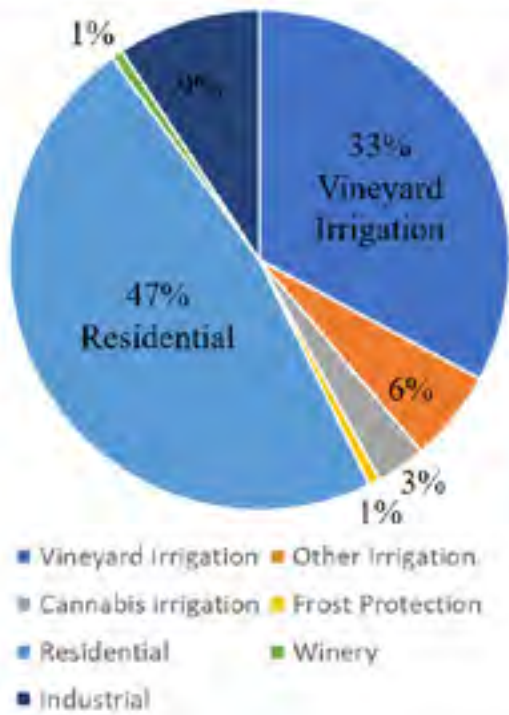


figure 2: Water use in the Mark West Creek watershed study area by major water use category



Water Use Categories



Water Use Sources

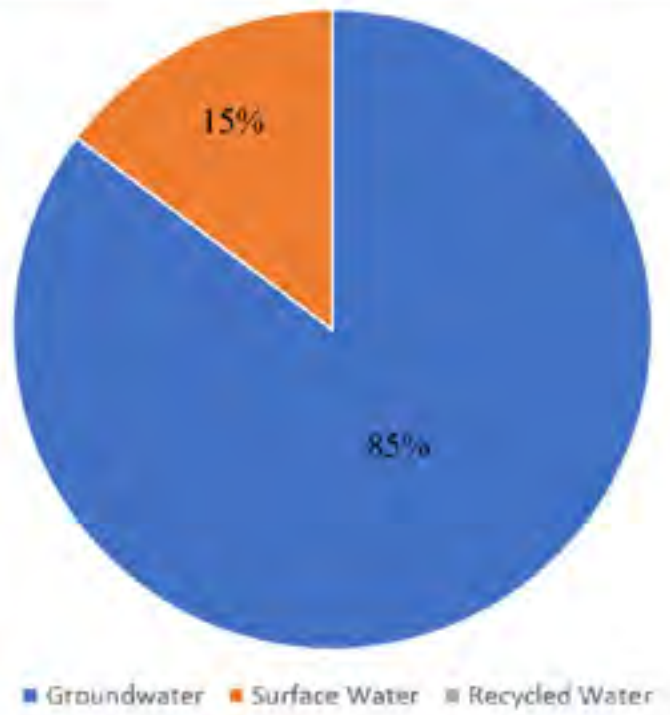


figure 3: Water use in the Mark West Creek watershed study area by major water use category and source

Looking at the watershed balance across the year, there is not enough water to meet existing needs in an average and wet year, however in a dry year the watershed has a net decrease in water.

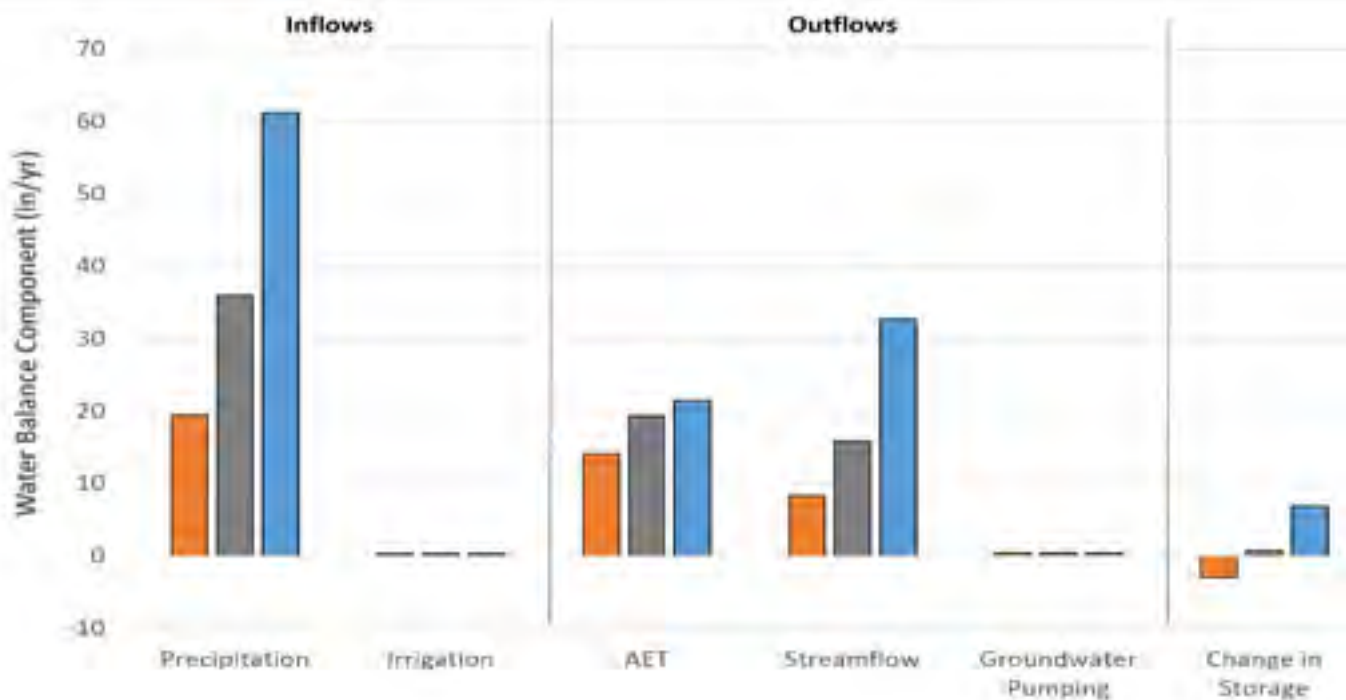


figure 4: Mean Annual Watershed Water Balance

BALANCING THE NEEDS OF FISH AND PEOPLE



Fish Habitat

Mark West Creek is a critical watershed for endangered coho salmon. Summer snorkel surveys quantify coho population for the study. In 2019, nearly all (98%) of the 734 observed coho were found in pools along Mark West Creek between Humbug Creek and Porter Creek. As mentioned previously, salmonids require a minimum stream depth or suitable habitat as deeper pools for residence. Temperature is critical for salmonid survival with temperatures above 18° C considered impaired and above 23° C considered lethal. **While stream flow is not the primary control water temperature, deep pools (greater than 3.5 feet) can provide cooler refuge for salmonids.** Encouraging the formation of deep pools and maximizing shade on the stream surface are likely the most important immediate actions.

Most stream reaches in the watershed having low flow and temperature conditions are considered “impaired” with regard to salmonid habitat. Based on this information, **best areas for salmonid habitat are located within a roughly 4-mile reach of Mark West Creek between about 0.2 river miles upstream of Humbug Creek and about 2 river miles upstream of Porter Creek.**

“We will be able to make much smarter decisions about what projects can make the biggest impact the better. Projects such as protection of infiltration basins, rainwater catchment, and recharge projects are expensive propositions. We want to make sure we are making the best use of these projects to make the biggest difference in the functioning of the system for all - fish and people.”

- Penny Sirota, Co-Chair
Friends of the Mark West Watershed



Stream Flow Enhancement

If all surface and groundwater use was ceased, modeling suggests that the mean summer stream flow would eventually increase by 6% in the high priority reach described above and 8% at the watershed outlet. Since the cessation of water use is likely unfeasible, the study looked at stream flow enhancement options to determine the most effective measures along with predicted effects on stream flow.

Options include releasing water from ponds, replacing surface water diversions with a wetland storage, managing grassland with compost application, forests with thinning, managing stormwater, and groundwater with winter storage.

The pond release scenario generated the largest increases in summer stream flow of the stand-alone scenarios, with increases of about 13 - 14% (0.08 cfs in the high priority reach and 0.16 cfs at the watershed outlet). In the high priority reach, the next largest increases were from the forest management scenario, followed by wetland storage. At the watershed outlet this order was reversed. Wetland storage generated about a 3% increase in summer stream flow in the high priority reach and a 10% increase at the outlet, whereas forest management generated about a 6% increase at both locations. Grassland management scenario generated the smallest increases in stream flow on the order of 2%.



Spring pond releases during drought conditions substantially increase flows in the identified reach for an additional 3-week smolt outmigration May, extending the duration of passable conditions by approximately two weeks.

The increase in flow associated with the summer pond release scenario also increased depth substantially over the typical summer low flow period but the changes were not large enough to consistently maintain depths above 0.2-feet in the high priority reach.

Overall Salmonid Habitat



Figure 5: Priority Salmonid Habitat Reach

SCIENCE IN ACTION: STREAMFLOW SOLUTIONS

, forest, and grassland management may not directly result in substantial stream flow improvement, these efforts have likely important strategies for reducing risk associated with climate change impacts. These various benefits are primarily non-hydrologic benefits of forest and grassland management projects in reducing fuel loads and sequestering carbon effectively.

Replacing direct stream and spring diversions with storage and/or groundwater pumping is a viable approach for enhancing stream flow. Combining groundwater pumping with storage and/or groundwater pumping from summer to winter is unlikely to lead to appreciable improvement in stream flow. Of the general strategies considered, replacement of direct diversions is the second most-effective strategy after pond releases, whereas groundwater pumping was found to be the least effective strategy. Stream flow enhancement projects should focus on upstream of Mill Creek (highest priority stream of Van Buren is highest priority)

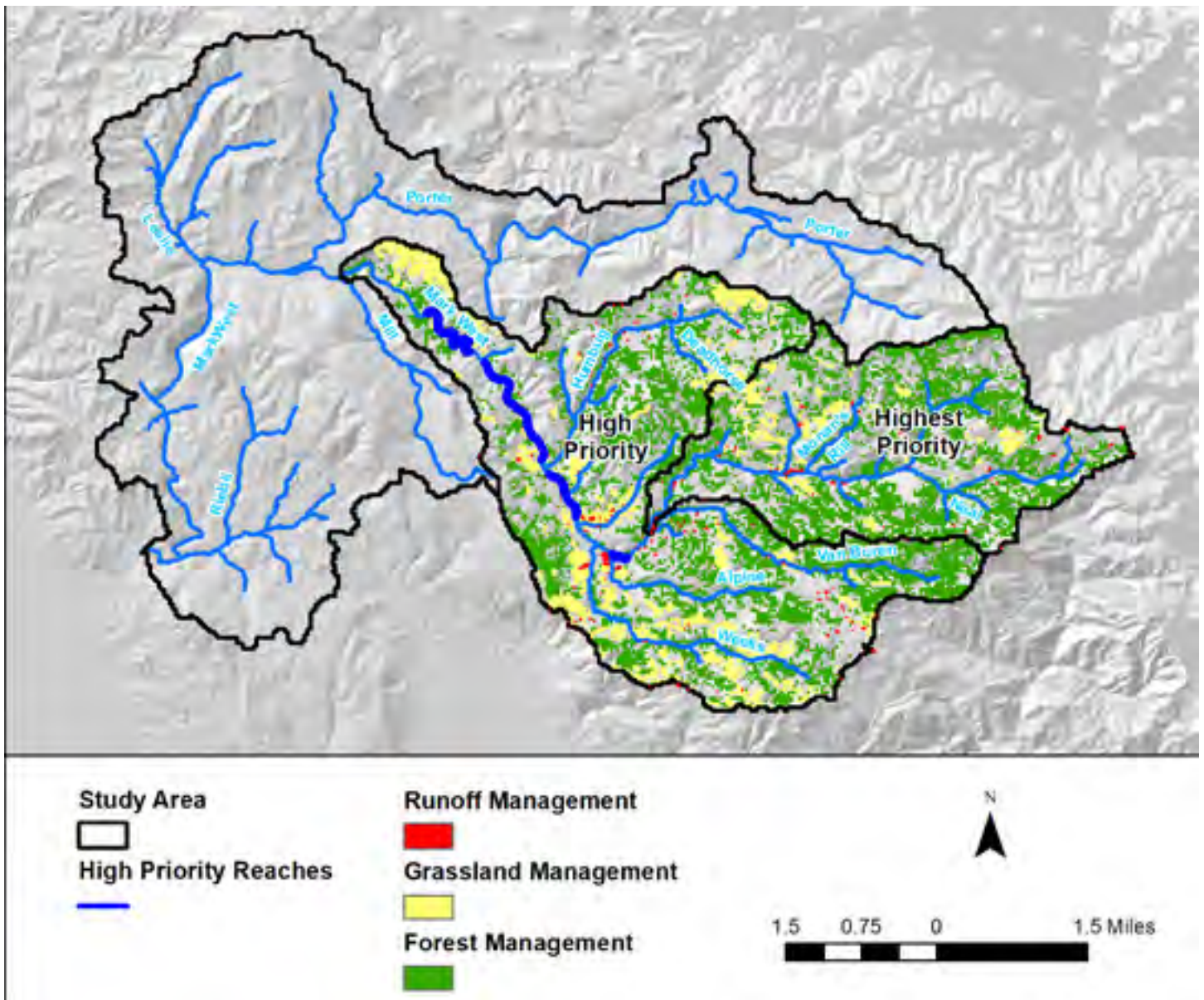


figure 6: Locations of the identified high priority reaches for habitat enhancement projects and high priority watershed areas for flow enhancement projects.

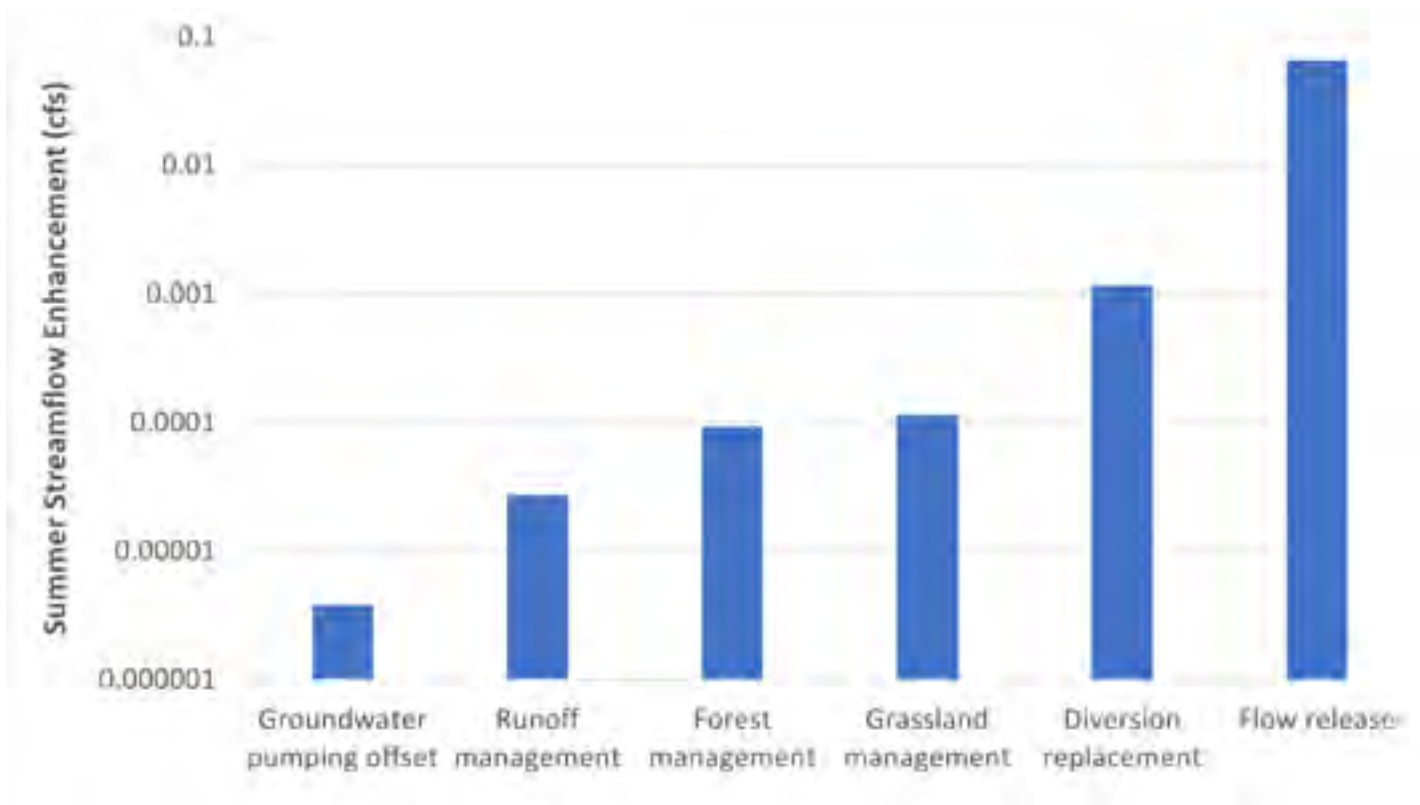


figure 7: Summary of the simulated increase in mean summer streamflow for the six primary individual flow enhancement actions represented by the model scenarios and normalized to a \$25,000 average project cost.



On a cost basis, the stream flow benefits of flow release projects were found to be more cost-effective than an average surface water diversion replacement project and more cost-effective than an average grassland management project (the second and third most effective strategies).

PLANNING FOR WATERSHED HEALTH AND RESILIENCY

With all of the land/water management scenarios combined (pond releases with forest, grass management) mean summer discharges in the high priority reach increased by about 21% (0.13 cfs) and by about 28% (0.31 cfs) at the watershed outlet.



figure 8: Simulated changes to the 10-yr average mean summer streamflow for the combined management scenario (Scenario 8; note the scale in the legend is different from previous figures for other scenarios).

Climate Change

Four climate change scenarios were modeled to represent likely changes to precipitation and temperatures as predicted by available climate model data. The climate change scenarios generated a wide range of projected changes in summer streamflow. The climate change scenarios generated a wide range of projected changes in summer streamflow of between 6 and 47% and one scenario indicated decreases of about 15%. The climate change scenarios indicate that pond releases can likely offset the projected decreases in summer streamflow predicted by some of the models and if combined with forest, grass management, are likely large enough to completely offset the projected decreases.



“My favorite aspect of this watershed is how involved and engaged the landowners are particularly the Friends of Mark West Watershed group in improving the health and resilience of their watershed.”

- Kevin Cullinen, Project Manager
Sonoma Resource Conservation District



All four climate change scenarios indicate substantial decreases in spring flows ranging from 35 - 62%. These changes greatly exceed the potential improvements associated with the various enhancement scenarios. Forest management generates the largest increases in mean spring discharges (~5 - 6%), and the other individual scenarios only increase flows by a small amount, not capable of fully offsetting the large decreases in spring flows predicted by the climate scenarios. **Spring stream flow declines caused by climate change represents a dire threat to a vulnerable period of the life cycle of many species, which could potentially coincide with peak smolt outmigration.**

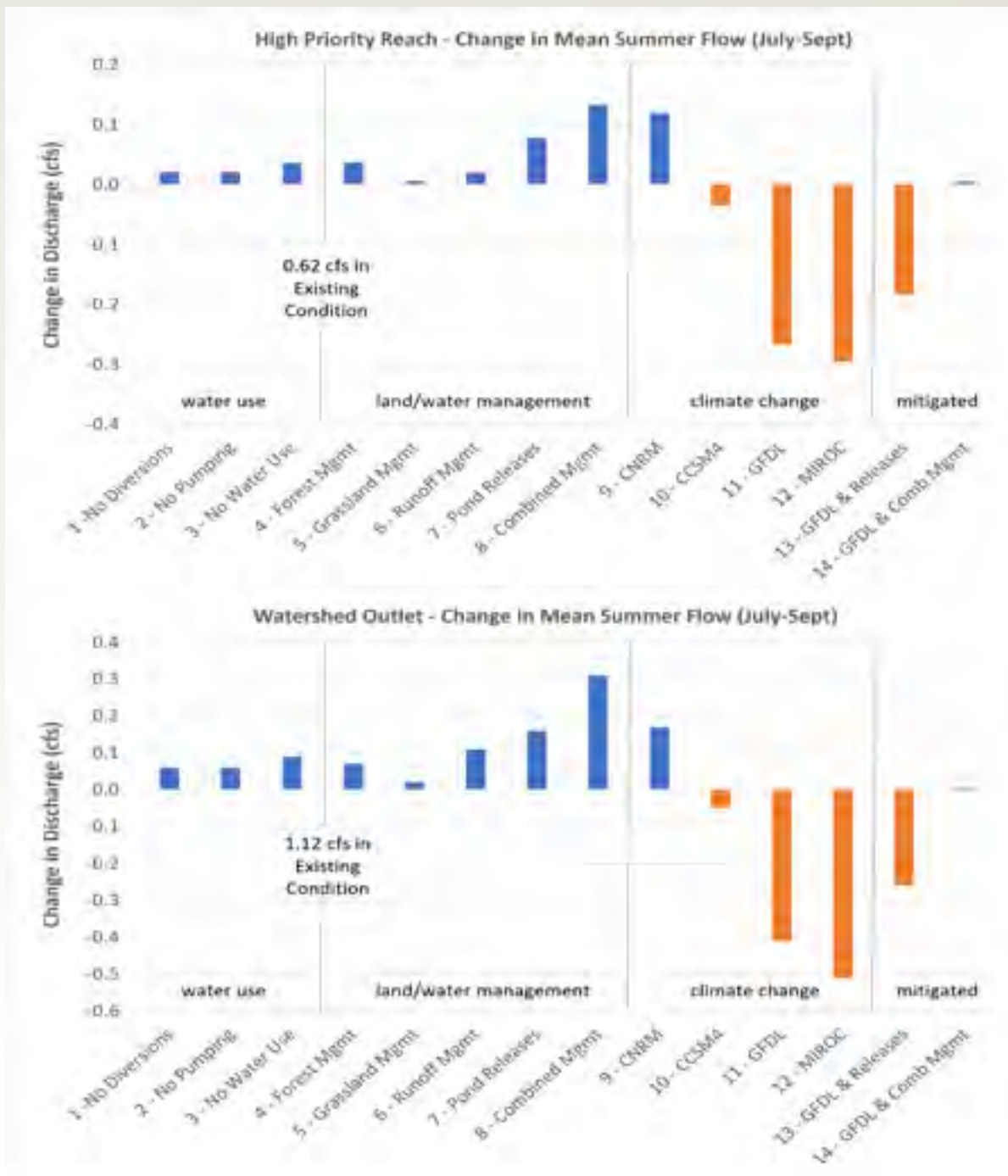


figure 9a: Summary of the simulated changes in mean summer streamflow for Scenarios 1-14 averaged over the high-priority habitat reach (top) and at the watershed outlet (bottom).

CLIMATE CHANGE SCENARIOS

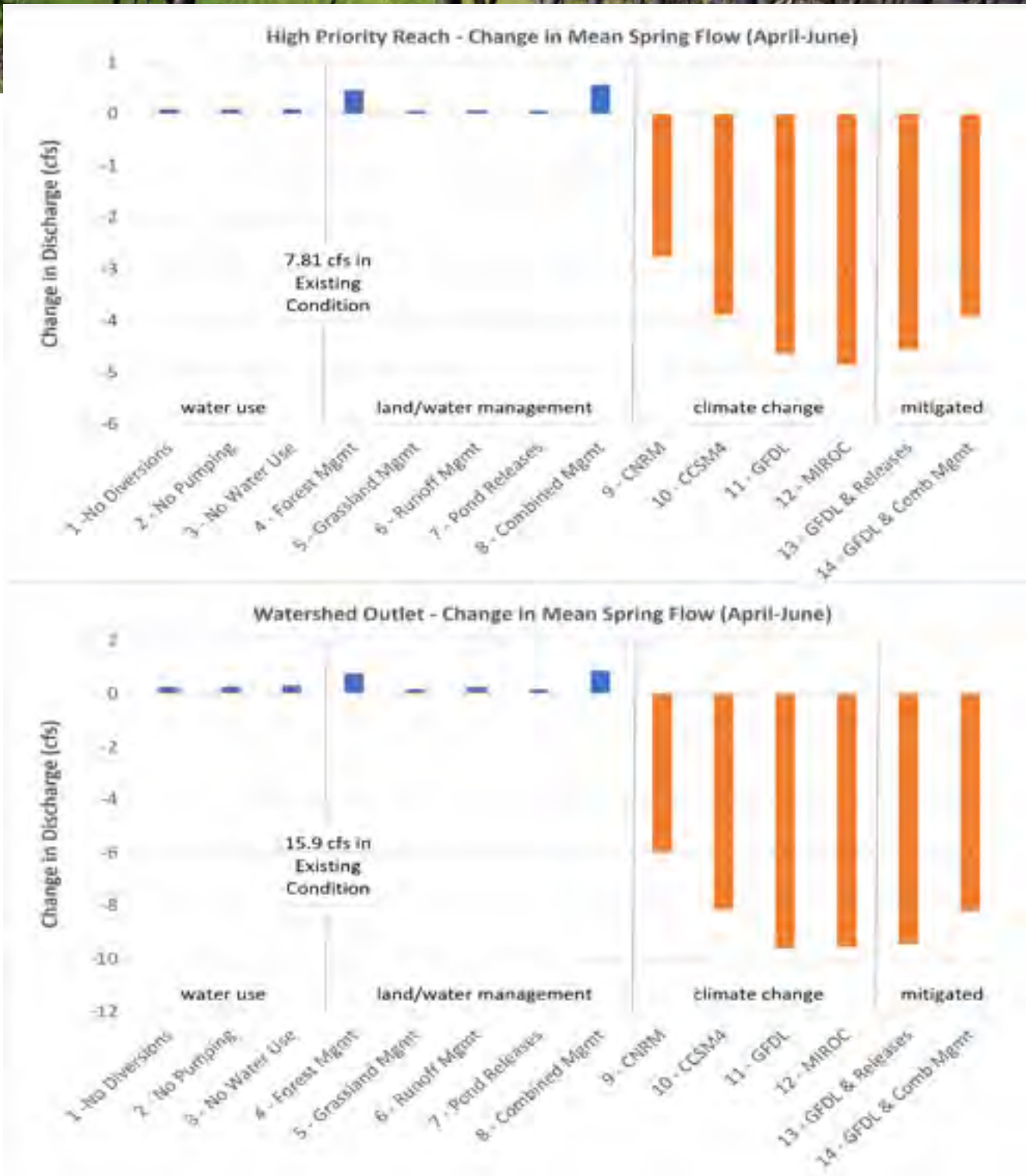


figure 9b: Summary of the simulated changes in mean springtime streamflow for Scenarios 1-14 averaged over the high-priority habitat reach (top) and at the watershed outlet (bottom).

FLOW STUDY CONCLUSION

Key Findings

- Summer stream flow mostly caused by spring discharge, concentrated upstream of Van Burren Creek.
- Stream flow is not the primary control on temperature and encouraging formation of stable deep pools and maximizing shade on the stream surface are likely the most important immediate actions.
- Releasing water from existing reservoirs in the watershed shows the largest potential increases in average summer stream flow, with increases of about 13-14%. Pond releases could also be implemented to occur over a 3-week period in spring to improve conditions for outmigration of salmonids, which are able to pass through by two weeks.
- Replacing a surface water diversion with a well is the second most effective method for increasing stream flow.
- Runoff, forest, and grassland management have multiple benefits and are likely important strategies for managing the risk and mitigating climate change impacts in the watershed to improve stream flow.
- Stream flow enhancement projects should focus on upstream of Mill Creek confluence (upstream of Van Burren is highest priority).
- Summer stream flow declines caused by climate change can be mitigated with a combined strategy of well releases and surface water releases.
- Spring stream flow declines caused by climate change represents a dire threat to salmonids, which are able to pass through by two weeks. Well releases, which could provide a period of flow coinciding with peak outmigration of salmonids, would be most effective.

“Cumulative long-term effect of groundwater use on surface flows appears to develop over a period of decades and although there is some evidence that wells proximate to streams have somewhat greater influence on surface flows, cumulative watershed-wide groundwater withdrawals ultimately cause streamflow depletion and short-term reductions in groundwater use are not likely to generate comparable short-term increases in streamflow.”

-Máiréad O'Connor, PhD, CEG
President, O'Connor Environmental, Inc.



RECOMMENDATIONS

Future Studies and On-the-Ground Project Implementa

- Install large wood to encourage form and function in-stream large wood (logs and trunks) in low flow in Mark West Creek
- Conduct planning study for the upper watershed to identify parcels most suitable for grassland, forest, and riparian enhancement projects and that these projects be implemented where feasible.
- Conduct landowner outreach and education on riparian release and surface diversion replacement and/or wetland restoration
- Post-fire hydrologic modeling – Mark West Watershed has experienced fires in 2017, 2019, and 2020, burning 73% of the watershed; this is a unique opportunity to model post-fire impacts on stream flow hydrology
- Finalize Concept Designs – CRWI and SRCD staff are currently in partnership with Pepperwood Preserve and Sonoma County Regional Parks staff to evaluate stream flow enhancement conceptual projects to be considered for future development and implementation included:
 1. Mark West Regional Park headquarters facility - reduce runoff from roofs & hardscape; based on the preliminary park master plan.
 2. Mark West Regional Park tributaries - in-stream structure in existing channel-like terrace from the north facing slope opposite park headquarters.
 3. Pepperwood Preserve - organic enrichment of grassland soils and broad enhancement of soil hydrologic characteristics through compost treatment.
 4. Pepperwood Preserve – create reservoir at lip of homestead meadow for recharge enhancement.
 5. Mark West Regional Park and/or Pepperwood Preserve - Ephemeral/intermittent channel manipulation to enhance recharge (e.g. treating an incised channel with something like check dams to increase the duration of saturation or raising channel bed so that available existing terrace can receive and infiltrate more water that would otherwise runoff as storm flow). This could conceivably be implemented on either property. Opportunities exist at Pepperwood but potentially more potential for flow enhancement for salmonids at Mark West Regional Park.





*Thank you to the landowners
and our dedicated partners for
your support and investment in
this important study in the
Mark West Creek Watershed.*

From: [Gail Cafferata](#)
To: [Cannabis](#)
Subject: Proposed cannabis ordinance
Date: Friday, May 14, 2021 2:39:25 PM

EXTERNAL

Dear Supervisors,

I am writing in opposition to the proposed Sonoma County Cannabis ordinance on your May 18th agenda. I come to this issue from an ethical perspective honed both by theological studies (M.Div.) and social scientific inquiry (Ph.D. in Sociology). As a pastor, I believe that a healthy community is built on bonds of trust centered in respect for the dignity of every human being, legal justice, and the moral precept of “do no harm” to others, or what might be called the Golden Rule. Rabbi Hillel has said, “Whatever is hateful to you, do not do to your fellow man.”

The proposed ordinance is disrespectful and hateful because it ignores our current drought conditions. Farming cannabis uses precious water that we need for drinking, cooking, animal husbandry and other historic and traditional agricultural operations such as this county’s beloved wine grapes. Extreme and exceptional drought will leave, are already are leaving, ranchers with no water for their cattle. The dairy industry is core to Sonoma County’s heritage and identity as responsible, sustainable stewards of the land, air and water with which we’ve been blessed. Drought is taxing wine grapes. It is requiring voluntary cut-backs of 20% for all consumers that may soon become mandatory. Adding a new crop like cannabis that requires water to thrive is neither responsible nor sustainable! We don’t know how long this drought will last, but it may be years, and our reservoirs that depend on rain will dry up. Adding cannabis to the mix is PREVENTABLE DOING HARM to our county’s ecosystem, economy and image as a sustainable community.

The proposed ordinance threatens tourism and the quality of life that Sonoma County is known for. Pastoral landscapes on which wildlife, ranchers and the tourism industry depend will be replaced by fields of growhouses, 8-10 foot fences, even barbed wire. Visibly armed guards on properties along rural county roads are not far behind. Is this what we want our children and the world to see?

The proposed ordinance is disrespectful to the wishes of neighbors who will be affected by radical changes in the use of land, additional traffic on local roads, air quality, the presence of hazardous pesticides and herbicides, criminal activity such as burglaries, robberies and violence, noise, and the erosion of property values. More importantly the ordinance will eliminate community input to what rightly and traditionally have been neighborhood decisions, not tyrannical decisions made solely on behalf of the wealth, greed and power of the cannabis industry. Sonoma County is a democracy. This means the people adjacent to and near proposed cannabis farms, storage facilities and retail outlets are legally authorized to make difficult community decisions; representatives are elected to work on their behalf, not the cannabis industry. If you allow this ordinance to proceed, you disrespect tax-paying citizens and endanger our community’s democratic system. “Do no harm.” “Whatever is hateful, do not do to your fellow man.”

I appeal to your conscience and your commitment to a sustainable, democratic Sonoma County. Please do the right thing for our neighbors and vote no.

Sincerely,

The Rev. Gail Cafferata, Ph.D.

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do not click any web links, attachments, and **never** give out your user ID or password.

From: [Helen Greaves](#)
To: [Cannabis](#)
Subject: Marijuana Cultivation
Date: Friday, May 14, 2021 1:46:45 PM

EXTERNAL

I am a homeowner on Bennett Ridge and I am completely opposed to the proposed ordinance to allow for further cultivation of marijuana in Bennett Valley. While I have no issues with marijuana, the valley does not have the roads, water or infrastructure to support this proposal.

Kindest regards,

Helen Greaves

2710 Bennett Ridge Road

707-527-3321

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From: [Heinz Vergin](#)
To: [Cannabis](#)
Subject: Cannabis Land Use
Date: Friday, May 14, 2021 11:58:36 AM

EXTERNAL

This to request that the Council in its upcoming meeting on this subject postpone any decision on the merits of the ordinance pending additional important information about its environment impact, esp. as regards water use in the current draught conditions. Consultation with potentially affected residents regarding issues of public safety and quality of life in the targeted

neighborhoods must be increased and shared for public information.

In this context, the County's failure to provide the EIR required under law is deplorable and unacceptable, and must be corrected before proceeding with further consideration of the proposed agro/industrial development.

I trust that the Council will stand up to the obvious pressures of this agro/industrial lobby.

Sincerely,

Heinz Vergin

Sent from my iPhone

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From: jamesangelo9@aol.com
To: [Cannabis](#)
Subject: Cannabis Ordinance
Date: Friday, May 14, 2021 3:59:25 PM

EXTERNAL

Dear supervisors

As 49 year residents of Bennett Valley we are totally opposed to the proposed cannabis ordinance. The physical changes to the valley are extreme but also in this extreme drought we are very concerned about the amount of water use required in the growing process. Please vote no on this ordinance.

Janet and James Alfieri

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From: [Arielle Kubu-Jones](#) on behalf of [Susan Gorin](#)
To: [Cannabis](#)
Subject: FW: PROPOSED CANNABIS ORDINANCE
Date: Friday, May 14, 2021 4:42:53 PM

From: jamesangelo9@aol.com <jamesangelo9@aol.com>
Sent: Friday, May 14, 2021 3:55 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: PROPOSED CANNABIS ORDINANCE

EXTERNAL

Dear Susan

We are totally opposed to the proposed cannabis ordinance..
it will change Bennett Valley forever. We have lived here
for 49 years and fear the physical changes that will take place
and the fact that so much WATER will be required to sustain the
cannabis growing process.

Please vote no!

Janet and Jim Alfieri

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do not click any web links, attachments, and **never** give out your user ID or password.

From: [Hannah Whitman](#)
To: [Cannabis](#)
Subject: FW: Issue: Cannabis farms
Date: Friday, May 14, 2021 4:10:53 PM

Forwarding public comment.

-----Original Message-----

From: no-reply@sonoma-county.org <no-reply@sonoma-county.org>
Sent: Friday, May 14, 2021 3:24 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: Issue: Cannabis farms

Sent To: County of Sonoma

Topic: Issue

Subject: Cannabis farms

Message: Supervisor Gorin,

We, James and Mary Ann Allen, have only recently become aware that the county is considering adopting an amendment to the agricultural part of the general plan to make permits for commercial cannabis farms ministerial. I expect you understand that in almost all cases, this would make approval automatic, removing any consideration for environmental, ecological, logistic (impact on roads and other infrastructure), and neighborhood effects. At the best of times, this is a poorly thought-out action. When we are in an extended drought, given the amount of water large scale cannabis production needs, poorly thought-out does not describe the nature of the amendment.

We are strongly opposed to this policy. To allow large scale cannabis farms to be approved with minimal or no oversight is bad policy and a neglect of the county government's duty to its citizens. We have been Sonoma County residents for 50 years, and we vote.

Sender's Name: James Allen

Sender's Email: allenjd50@gmail.com

Sender's Home Phone: 707 539-3644

Sender's Address:

440 Oak Brook Lane

Santa Rosa, CA 95409

From: [Jim Hyatt](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Opposed to the Subsequent Mitigated Negative Declaration
Date: Friday, May 14, 2021 4:15:47 PM

EXTERNAL

Dear Supervisors:

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups. I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Negative Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties.

Jim Hyatt
3062 Middle Two Rock Road
Petaluma, CA 94952
Email: jrhyatt8@gmail.com
Phone: 707-481-3767

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From: [John Martin](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Cannabis Operations
Date: Friday, May 14, 2021 5:30:05 PM

EXTERNAL

Class 1 Bikeways meet the definition of parks in the Sonoma County Code of Ordinances and belong in the sensitive use category, subject to 1000' setbacks from cannabis operations.

We represent a coalition of neighbors and environmental activists who are trying to preserve what makes Sonoma County so special: our scenic beauty and precious natural resources. Our goal is to limit these cannabis grows to small areas away from residences, not in public view, and not spreading noise or odor. Unfortunately, this is not what has been proposed.

SPECIFICALLY, we want the County to change the following:

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.
6. Increase setbacks from property line of all residences & sensitive uses to 1,000' for outdoor and hoop house cultivation and 300 feet minimum for indoor & greenhouse cultivation.
7. Force cannabis processing into facilities in commercial and industrial zones only.
8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor & greenhouse cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worse for existing permits.
12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Save trees with fruit or nuts from destruction, including oaks.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.
15. Impose a local residency requirement, where "operators" are defined as owning at least 51% of the applying business.
16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this during a pandemic when so many people are struggling and distracted, during a drought emergency without an

adequate water study, without a
appropriate environmental review or listening to affected neighbors is an unnecessary
rush to judgment.

Sincerely,

John Martin
2853 Edison Street,
Graton, 95444

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From: [LIG Remedies](#)
To: [David Rabbitt](#); [Lynda Hopkins](#); [Chris Coursey](#); [Susan Gorin](#); [James Gore](#); [district4](#); [Tennis Wick](#); [Andrew Smith](#); [Pat Gilardi](#); Liz.Hamon@sonoma-county.org; [Stuart Tiffen](#); [Leo Chyi](#); [Sean Hamlin](#); [McCall Miller](#); [Sita Kuteira](#); [Tracy Cunha](#); [Scott Orr](#); [Jennifer Klein](#); [Georgia McDaniel](#); [Jenny Chamberlain](#); [Jennifer Mendoza](#); [Andrea Krout](#); [Cannabis](#)
Cc: yoel@elyoncannabis.com; collin@bangodistribution.com; [Ron Ferraro](#)
Subject: Cannabis Ordinance Revisions Public Comment
Date: Friday, May 14, 2021 11:56:55 AM
Attachments: [Cannabis Ordinance Revisions Public Comment.pdf](#)
[LIG Remedies Public Comment Letter on Cannabis Ordinance 5.21.pdf](#)

EXTERNAL

Dear Sonoma County Board of Supervisors Members and staff,

Hello. Please see the attached two letter transmittals via email attached as PDF for submission as Public Comment for the Cannabis Ordinance revisions before the Board of Supervisors on May 18, 2021.

Thank you in advance for your time in review of these letters and making them a part of the formal public comment.

Best regards,

Joseph Riccardo, CEO
LIG Remedies
4233 Browns Lane
Petaluma, CA

PDF ATTACHMENT LETTERS FOR PUBLIC RECORD:

LIGRemedies Public Comment Letter on Cannabis Ordinance from Joseph Riccardo/LIG Remedies
Cannabis Ordinance Revisions Public Comment Letter from Yoel Chetrit

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Yoel Chetrit
4233 Browns Ln.
Petaluma, CA 94954

May 13, 2021
Sent Via Email

Sonoma County Board of Supervisors
575 Administration Dr #102A
Administration Building
Santa Rosa, CA 95403

RE: Sonoma County Cannabis Ordinance Revision Public Comment

Dear County Supervisors,

I am writing to you today as a Sonoma County licensed cultivator, resident, and father. The subject of the proposed cannabis ordinance is one that is near and dear to my heart from the perspective of all the previously stated titles. I hope that by the end of this letter you can understand that I am not alone in my message to you and I represent a large number of Sonoma County's population unlike the prohibitionists which represent a miniscule minority of Sonoma County home owners.

I have no shame in admitting that for a long time I was a cannabis cultivator operating in a gray area of the law - growing a product that was distributed directly to patients in need here in California. I continued cultivating through attending University of California Santa Barbara from which I received a bachelor's degree in applied economics, and as much as I am proud of that degree, it is my cannabis cultivation experience that has landed me endless opportunities. I have to give some of the credit to Sonoma County which was one of the first of California's jurisdictions to develop a cannabis ordinance. That ordinance allowed me to come out of the

4233 BROWNS LANE | PETALUMA, CA 94954
LIGREMEDIES@GMAIL.COM



shadows and develop a career in an industry that I am proud to be a part of. Unfortunately, today, that same ordinance which has knowingly failed to legalize cannabis is what is hindering mine, and many other Sonoma County residents' careers. The local cannabis operators are the same folks buying supplies at the local hardware stores, they are the ones contracting with local security firms, and they are the ones taking their colleagues and loved ones out to eat dinner at our local restaurants. The opportunity touches much more than just the operators themselves.

The prohibitionists that are living in a post-prohibition era are behind the times. They are clinging onto a hope that the world will not change though in the past few decades we have seen immense progress in the social, political, and economical principles that drive our societies all around that world. We thrive on change, as a society we need to evolve to survive. Sonoma County has already been left behind, it's now a game of trying to catch up. The county will face supposed impacts of the cannabis industry even if the Board chooses to not push this ordinance through. Truthfully such a decision will force many cultivators back into the unregulated black market, and we will still have semi trucks full of cannabis lawfully driving through our County daily from surrounding Counties, the only difference is our local residents will not reap the benefits. The only people that would be protected if the expanded cultivation ordinance is not passed are the five of you who are likely fearing a lawsuit from prohibitionists.

Farmers and ranchers whose families have been here since the late 1800's know this, and recognize that cannabis is that next agricultural product, or resource, that will allow them to keep their land here in Sonoma County. Whether it's cannabis today and something else tomorrow, they are looking for their elected officials to have their vested interests in mind. As a Sonoma County resident I too hope that the Board recognizes the opportunity that expanded cannabis cultivation can bring to our County for generations to come. I'm not talking about the thousands of jobs or millions in tax dollars which we clearly need, I'm talking about a means to be able to make a living in this County because in a drought year like this generational hay farmers and cattle ranchers will not make a profit, some will be forced to sell their land to put



food on their table. As a father I would never want to be faced with that decision. A few acres of cannabis on a 100 acre hay field can very easily mitigate that.

I hope that you recognize that in this letter I do not only speak for myself, but rather I am speaking on behalf of the majority here in Sonoma County. A majority that is made up of business owners who need a healthy economy to survive, college students that are hoping there will be jobs available for them when they graduate,, ranchers and farmers who need the next valuable crop to grow, landowners who need to be able to diversify their income to keep their land, school teachers who need more tax dollars to go to education to be able to successfully teach their children, vineyard workers who are quickly being replaced with automation with the decreasing demand for graped, and most importantly fathers and mothers who need a means to be able to put food on their table. I recognize that as with any industry there are impacts that need to be considered, but I also recognize that while those solutions are worked on there can still be an immediate expansion on cannabis cultivation in the County.

My three small asks are that you immediately:

- lift the cap of 1 acre per parcel and 1 acre per person, even if it's capped at 5 acres per parcel and 1000 acres for the county
- Set site specific criteria that need to be met in regards to water sources which can be assessed through hydrogeological studies.
- Move the permitting process to a ministerial process such that our permits will not continue to be impeded and sabotaged by prohibitionist

Please consider these few points in your discussion at the May 18th meeting regarding this cannabis ordinance revisions. Thank you for your time in reading my letter.

Respectfully,

Yoel Chetrit



May 14, 2021

Sonoma County Board of Supervisors
575 Administration Dr #102A
Administration Building
Santa Rosa, CA 95403

Dear Sonoma County Supervisors and staff,

My name is Joseph Riccardo of LIG Remedies, and I am writing to express my support for the newly drafted cannabis ordinance. I am writing to you today in regards to one particular issue with the ordinance, and that is water. While there are, and will always continue to be, issues with water and water usage in the county, it is extremely important that the board of supervisors allow for people within the proposed restricted water zones to be allowed to apply for ministerial permits. After reviewing the Sonoma County Department of Agriculture, Weights/Measures VESCO/Cannabis Site Suitability Map at most there is a total of 1000 acres of potential land that is suitable for cannabis cultivation in Sonoma County. Every single parcel and/or cultivation application should be treated on a case by case basis. Every single outdoor cannabis cultivation application should be utilizing hydrological studies to check for actual water availability, and biotic

4233 BROWNS LANE | PETALUMA, CA 94954
LIGREMEDIES@GMAIL.COM



assessments and cultural studies to evaluate resources and conditions to ensure that the land use for cannabis cultivation is suitable.

Actual water availability should dictate what is and is not allowed when it comes to cannabis, or any other permitting. The increasing availability of and access to recycled water for irrigation purposes must be taken into consideration. It seems almost criminal at this point that valuable recycled water still continues to be released into the Petaluma River, and other other Sonoma County rivers, when it

10t

medical use, yet here in California which was the national leader in legalizing cannabis, we still are struggling to operate cannabis businesses in Sonoma County because it is lagging behind in getting appropriate Cannabis Ordinances in place. With the draft cannabis ordinance it is obvious that a great amount of time and effort was put in by the Sonoma County Board of Supervisors Cannabis Ad Hoc Committee in putting together a thorough ordinance to address the obvious shortfalls of existing cannabis ordinance. It is high time that the Board of Supervisors and Sonoma County stop letting the small vocal minority of those in



the county who oppose cannabis control the process. This is costing the county and local cannabis business operators the opportunity to grow and compete in the fastest growing industry in the nation. This is incomprehensible in a County whose creed is Agriculture, Industry, Recreation.

Thank you for all of your time, and hard work that you have spent on trying to create a working cannabis ordinance for Sonoma County.

Sincerely,

Joseph Riccardo
LIG Remedies
4233 Browns Lane, Petaluma

From: [Juliet Rowe](#)
To: [Cannabis](#)
Subject: Bennett Valley cannabis proposal
Date: Friday, May 14, 2021 5:17:17 PM

EXTERNAL

As a former resident of Bennett Ridge (14 Years), I am shocked to hear that marijuana operations are possibly going to be allowed in Bennett Valley. I am totally against allowing such businesses to encroach upon this beautiful and sacred area of our county.

Signed, Juliet Rowe

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From: [James Stocks](#)
To: [Cannabis](#)
Subject: "Phase 2 Cannabis Amendments – May 18"
Date: Friday, May 14, 2021 9:14:27 AM

EXTERNAL

Dear Supervisors:

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups. I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties.

James Stocks

Santa Rosa

Bennett Valley water table has been going down for years with all the vineyards. Now adding Marijuana that needs 6 time more water to grow is not sustainable .

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From: [Jana Ulmer](#)
To: ArielleKubu-Jones@sonoma-county.org; [Andrea Krout](#); [district3](#); [Jenny Chamberlain](#); [district5](#); [Cannabis](#)
Subject: Cannabis Ordinance Comments
Date: Friday, May 14, 2021 11:21:04 PM

EXTERNAL

Dear Supervisors:

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups. I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties.

I urge you to maintain the 1000' setbacks to Class 1 Bikeways that are a part of the current Draft Cannabis Ordinance and to not accept the recommendation of the Planning Commission that these setbacks be eliminated. These trails are our linear parks. They are defined in the Sonoma County Code of Ordinances as "*all land*

or water owned, leased, managed, or controlled by the Sonoma County park system." They do not need further clarification or codification.

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From: [Judy Young](#)
To: [district3](#)
Cc: [Cannabis](#)
Subject: Re: Uninformed, Unrepresented and Concerned
Date: Friday, May 14, 2021 1:24:13 PM

EXTERNAL

Thank you very much, Chris. I must say, your response was a breath of fresh air...and quite a contradiction to our brief two sentence reply from our own Supervisor. I am glad to know there are thoughtful people on the Board of Supervisors and hope you and your colleagues will take the time necessary before voting on this issue. I ask that the vote be postponed, an EIR be ordered and time be given for the greater Sonoma County community to be informed on all the issues of this possible massive shift in the environment, culture, economics, aesthetics and safety of our county. Each Supervisor should hold a Town Hall for their constituents so they can get a sense of the magnitude of this endeavor and the multifaceted consequences we all face. This morning many of those in the Sonoma Valley were happy to see THE FIRST article on this issue printed in the Sonoma Index Tribune...four days before this vote! I have heard from many people already how pleased they were to see some coverage.

An aside you should know about and all Supervisors should question. I learned from a very reliable resource that the County Planning Commission is dealing with only two aspects of the cannabis industry in our county... dispensaries and issues surrounding indoor farming. Why is the planning commission not aware of this largest and most impactful aspect of this industry. Why is the Board of Supervisors not seeking their opinions, knowledge of other issues, etc. The lack of public exposure to this issue is criminal...one cannot but help believe it is purposeful. Please, let the "sunshine" on these important matters and avoid the obvious problems that the BOS will create if they continue to act as they have to this point.

I thank you for this other email address and will send a copy of this to that address as well, and will share it with many people.

Judy Young

> On May 14, 2021, at 11:12 AM, district3 <district3@sonoma-county.org> wrote:

>

> Judy,

>

> Thank you for contacting my office regarding the Revised Cannabis Cultivation Ordinance. I appreciate your taking the time to share your thoughts on this matter.

>

> I will be studying the Planning Commission proposal in the coming days to better understand the policy and its impacts. Your comments also will help inform me of the community's needs and concerns on this issue. The Board of Supervisors has set a date for the hearing on May 18 to hear this item. If you are interested in obtaining additional information please visit Sonoma County's Cannabis Ordinance Website.

>

> I recognize that this is an issue with a great deal of passion on all sides. I will work to find solutions that benefit communities of interest to the best of my ability.

>

> Right now, the fastest way to offer your comments, concerns or opinions is to write an email to cannabis@sonoma-county.org. All messages sent to this email address will be provided to the Board as they are received.

>

> Again, thank you for contacting me about the Revised Cannabis Ordinance. Your opinions are valuable and I will review each of them as I prepare to hear this item.

>

> Sincerely,

>

>
> Office of Supervisor Chris Coursey
> Third District
> Sonoma County Board of Supervisors
> 575 Administration Dr., Room 100A
> Santa Rosa CA, 95403
> Phone: (707) 565-2241
> Email: district3@sonoma-county.org

>
>
>
> -----Original Message-----
> From: Judy Young <gigisonoma@gmail.com>
> Sent: Thursday, May 13, 2021 3:09 PM
> To: district3 <district3@sonoma-county.org>
> Subject: Uninformed, Unrepresented and Concerned

>
> EXTERNAL

>
> I sent this letter to Susan Gorin yesterday and wanted to make sure that the entire Board of Supervisors knew how my husband, Charles Young, and I felt.

>
> Thanks.
> Judy Young

>
> Dear Susan,

>
> Chuck and I are extremely concerned about the proposals for huge cannabis farming areas in our County. We are puzzled why, when Napa and Marin have made it abundantly clear they want no part of this industry in the unincorporated areas of their counties, the Board of Supervisors of our County is set to proceed with this extremely "thirsty" crop when we are in such a dire situation with our water.

>
> Personally we are not opposed to cannabis in general and indeed have used several products for medicinal purposes. We are not "pot smokers" and although we don't think it is a good choice for society as a whole, our opinion in no way affects our thinking on this issue. It is common sense that we should not scale up farming of this product at this time of drought. We have heard of no concrete watering restrictions or responsibilities placed on these farms which we assume are mostly corporate entities. With 80% of our State's water used for agricultural purposes, how is the Board of Supervisors acting in a fiduciary way by adding to this problem? Do you think that we can solve this drought situation by reducing residual use by 20%. Of course we can't.

>
> In case the Board of Supervisors doesn't think WATER is enough of a reason to postpone your important vote on May 18, here are a few additional issues that should be considered before proceeding:

>
> ***STENCH...This crop stinks. Cannabis has a foul odor during its growth cycle and worse when it is in flower. It will not just bother people who live downwind, it will have a dire effect on the quality of their lives...AND their property values. It is unconscionable that you and others would think people living near this crop would settle for their new reality and the obvious loss of value in their homes. Susan, would you like a pot farm at the end of your street where your new home is located? How can you think anyone would? These are your constituents. They are your responsibility. This is a class action suit waiting to happen.

>
> ***TRAFFIC and FIRE danger...We assume many of these farming areas will be in rural areas and many of the roads are not suitable for large trucks and the increased traffic that will obviously be generated by the magnitude of these farming operations. Workers will be packed into these farming areas causing disruption to existing residents, perhaps with the occasional backfiring truck, perhaps with workers acting irresponsibly and dropping cigarettes on the ground. We don't know the manufacturing procedures involved, but perhaps that is an even bigger risk for fires in our most vulnerable locations.

>

> ***CRIME... There is big money in this crop. There is crime in this business. There are guards at the gates of some these facilities. There are problems with this industry and money must be spent on issues dealing with these problems. Where is this money coming from? Are the growers going to be required to pay "their fair share" to cover these costs? If not, do you expect the taxpayers to pay? Will the costs be covered by the tax dollars generated by this industry? Is this even worth it? We have heard that at least some of the Board of Supervisors, including you, feel that if this industry is allowed to develop legally, the illegal "farms" in park lands and on private properties will be eliminated. That may or may not happen. But to ignore the serious problems of huge corporate farming entities to get rid of a small percentage of illegal use seems beyond short-sighted and more of a "talking point" put out to deflect.

>

> ***ECONOMIC DISRUPTION... The wine industry is not always compatible with the cannabis industry. Apparently the Santa Barbara Vintners Assoc. is wishing they had fought harder against this smelly crop as the stench can stretch for miles and tourists are complaining their tasting room experiences are unpleasant. Lawsuits are popping up over that issue and others over customers refusing to buy grapes that they feel have been ruined by the smell of cannabis. There is currently a RICO lawsuit in Oregon that could have major impact on such issues. Will this be the future for Sonoma County? Does the average resident of Sonoma County know that there are over 63,000 acres designated for cannabis use? Do people realize that compares to the 55,000 existing acres of vineyards in Sonoma County? Even if one-third of those acres are developed for cannabis, aren't we talking about a huge shift in the character and economic realities in our county?

>

> Perhaps you and the Board of Supervisors have the answers to these concerns. You certainly must or you couldn't possibly make an educated vote on Monday night. It is your job to make sure that you and your colleagues have full knowledge of the ramifications of your decisions and that there are solutions to the obvious problems you will unleash on our communities. If you don't, you cannot, in good conscience, turn over the power to the agricultural department at this time. Their priority is not to the residents of this County,

>

> We have tried very hard to get the Sonoma Index Tribune to write an article on this subject for our community. However, I was told by two Editors that the IT doesn't research and report on County wide issues and such reporting is left to the Press Democrat. What? That is an excuse and a flimsy one on so many levels. Many people in our Valley are unaware of the scope of this issue and don't know about this important vote on May 18th. We all have a right to know the facts. Chuck and I feel you should be making sure your constituents are educated, so that they can share their views with you. You should be asking them how they feel, Susan. That is your job. You are suppose to carry out the will of the voters in your district, not acting in the dark and not knowing the consensus. When people write to you, they deserve a considered and factual response from you. People and businesses should know what the facts are regarding water...what will this industry will do to the water tables in our Valley now and when it is fully developed? What if the drought continues and worsens? Will they just keep watering these plants while others are forced to cut? Do the residents and the businesses, especially the wine industry, the mainstay of the economy in this Valley, want to take this risk? People can always buy marijuana and medical products in our community. That activity and convenience is not dependent on farming this product locally. Why are they wanting to grow this product in our dry County? Why is it not being farmed in areas where there is a dependable and consistent water supply? We assume the amount of money involved is worth the hassle, the risks, the law suits and the water table. Maybe it is...for the cannabis producers. Why don't most of the residents of the Valley and beyond know the answers to these questions...or even that there is a question? Because no one is talking about it...and the parties responsible to educate us are not informing us. Why is that?

>

> Darius Anderson, a managing partner of Sonoma Media Investments, which owns the Press Democrat and the Sonoma IT, is one of the State's leading lobbyists for the cannabis industry and is a registered lobbyist for CannaCraft, one of the largest cannabis companies in the State and among a rapidly growing number of companies in Sonoma County. CannaCraft's new CEO is William Silver, the former Dean of Sonoma State University's School of Business and Economics. Prior to Mr. Silver's involvement, CannaCraft was raided by police for illegal manufacturing. It appears this case is not yet resolved, although they apparently have been permitted to continue to operate. We are certainly not questioning Mr. Silver's qualifications to run this company, but does he care about the above mentioned issues and does he have a plan to deal with them? He is very interested in continuing CannaCraft's phenomenal growth and is quoted as saying "I think Sonoma County will be the business headquarters for cannabis, not only in CA, but also nationally".

>

> Susan, please be the representative of the environmental groups that supported you early on, please be the

Supervisor for the voters who voted for you to be a responsible, effective representative for them. Please don't vote for the passing off of this important issue to the Agriculture Department without protecting the people of Sonoma County. Perhaps knowing the answer to a question hypothetically posed to Mr. Silver and other CEO's of County cannabis operations would be illuminating, "If you are as successful as you anticipate, what will be the lifestyle and economic costs to the citizens of Sonoma County".

>

> Judy Young

>

>

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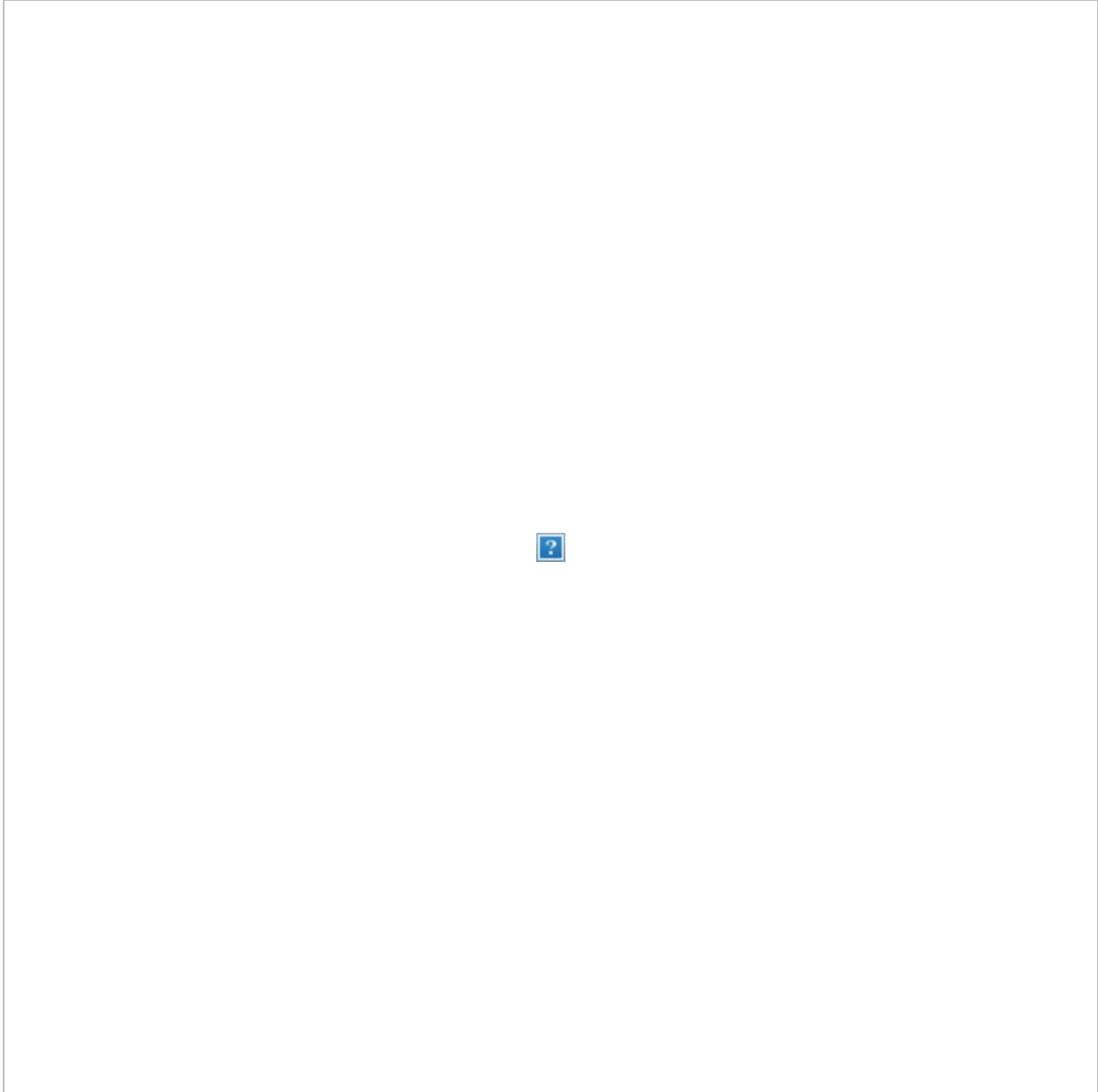
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From: [Kathleen Pitou](#)
To: [Cannabis](#)
Subject: Please
Date: Friday, May 14, 2021 4:43:44 PM

EXTERNAL



Not on the Ridge Please, we are short on water and it is especially precious this year. No cannabis grow, Kathleen and Dave Pitou



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From: [JUDY BADGLEY](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Proposed Changes to Cannabis Permitting Process
Date: Friday, May 14, 2021 7:51:51 PM

EXTERNAL

Dear Supervisors:

The proposed changes to the cannabis permitting process will be some of the most significant land use changes in Sonoma County in the last 40 years.

I am a member of a coalition of neighbors and environmental activists who are trying to preserve what makes Sonoma County so special: our scenic beauty and precious natural resources. Our goal is to limit these cannabis grows to small areas away from residences, not in public view, and not spreading noise or odor. Unfortunately, this is not what has been proposed.

SPECIFICALLY, we want the County to change the following:

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The existing SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.
6. Increase setbacks from the property line of all residences, schools, childcare facilities and parks to 1,000 feet for outdoor and hoop house cultivation and 300 feet minimum for indoor cultivation.
7. Require cannabis processing in facilities in commercial and industrial zones only.
8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worst for existing permits.
12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Update cannabis ordinance to comply with the County's tree ordinance and prevent removal of oak trees.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.
15. Impose a local residency requirement, where "operators" are defined as owning at least 51% of the applying business.
16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this — during a pandemic when so many people are struggling and distracted, during a drought emergency with inadequate water study, without a real environmental review, or listening to affected neighbors — it's an unnecessary rush to judgment. Slow down, listen to neighbors and the

environmental community, and let's do this the right way.

Kevin and Judy Badgley

Bennett Valley

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From: [Kimberly Bertotti](#)
To: [Pat Gilardi](#); Liz.Hamon@sonoma-county.org; [Stuart Tiffen](#); [Leo Chyj](#); [Sean Hamlin](#); [McCall Miller](#); [Sita Kuteira](#); [Tracy Cunha](#); [Scott Orr](#); [Jennifer Klein](#); Georgi.McDaniel@sonoma-county.org
Subject: Outdoor Ministerial Cannabis Cultivation
Date: Friday, May 14, 2021 12:50:58 PM

EXTERNAL

Outdoor ministerial cannabis cultivation acreage should be expanded in Sonoma County. These operations have very low energy needs and are of average water use compared to other crops, in addition to using water only 6 months of the year. On small plots of land, much tax revenue can be generated, and jobs and income from the operation flows into the economy.

Sonoma County has a rare ideal climate for cultivation of cannabis. Sonoma County has tried to keep the large corporations out and tried to accommodate small growers. Its' new ordinance is well thought out and should be adopted. Sonoma agriculture can be diversified by expanding cannabis production for this truly remarkable and versatile plant, which can be used for medicine, in food and drink, for rope and clothing, plus it relaxes and makes many people happy in these stressful times. It is also a pretty plant and should not be hidden.

There are 57,539 acres in vineyard production and 40 acres in cannabis production in Sonoma County. Vineyards can and do spray pesticides. Cannabis crops cannot be sprayed with pesticides. Do you want Sonoma County to become like Napa? Expand cannabis through outdoor ministerial cannabis cultivation to diversify and enrich Sonoma agriculture and society in general.

Kim Bertotti
kimberlyb@bertotti.com
2425 Adobe Road, Petaluma

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From: Wildwest@sonic.net
To: [Cannabis](#)
Subject: Our park trails
Date: Friday, May 14, 2021 12:36:25 PM

EXTERNAL

PLEASE maintain the 1000' currently in place for Class 1 Bikeways on our Joe Rodota and West County trails. PLEASE, Kit Carson



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www.avast.com

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From: [Hannah Whitman](#)
To: [Cannabis](#)
Subject: FW: Issue: CANNABIS
Date: Friday, May 14, 2021 11:20:23 AM

Forwarding public comment.

-----Original Message-----

From: no-reply@sonoma-county.org <no-reply@sonoma-county.org>
Sent: Friday, May 14, 2021 7:29 AM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: Issue: CANNABIS

Sent To: County of Sonoma
Topic: Issue
Subject: CANNABIS
Message: I don't want my house and property to stink like a skunk.

Sender's Name: Kim Roberts
Sender's Email: krgutzman@gmail.com
Sender's Cell Phone: 7079742226
Sender's Address:
7632 Sonoma Hwy
Santa Rosa, CA 95409

From: [Lisa Mathiesen](#)
To: ["Arielle Kubu-Jones, Andrea Krout"@sonoma-county.org](#); [district3](#); [district5](#); [Cannabis](#); [ichamber@sonoma-county.org](#)
Subject: Cannabis Ordinance BOS 5/18/21
Date: Friday, May 14, 2021 9:09:21 AM

EXTERNAL

Dear Supervisors:

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups. I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties.

Thank you for your consideration of this issue,

Lisa Mathiesen
Graton, CA

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From: [Arielle Kubu-Jones](#) on behalf of [Susan Gorin](#)
To: [Cannabis](#)
Subject: FW: Uninformed, Unrepresented and Concerned
Date: Friday, May 14, 2021 4:45:37 PM

From: Leslie Vadasz <les@vadasz.com>
Sent: Friday, May 14, 2021 2:02 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: Fwd: Uninformed, Unrepresented and Concerned

EXTERNAL

Dear Supervisor Gorin,

Judy Young forwarded to me a copy of the email she sent to you.

I must say, her email resonates with my feelings on the subject. In particular, as grape growers we are acutely aware of the dire water situation in Sonoma. I do not know how could you advocate water conservation by us and other users while allowing the planting of cannabis that requires so much water to farm.

Usually, I am a supporter of people who want to create businesses. Occasionally, I get frustrated with the many roadblocks that businesses face in trying to get off the ground. But on this issue I find myself in opposition to cannabis farming because it does harm to our shared resources. Clearly water is one of those. Quality of life is another.

I urge you to stop this activity before it gains more momentum and real damage is done.

Best,

Les Vadasz

Begin forwarded message:

From: Judy Young <gigisonoma@gmail.com>
Subject: Uninformed, Unrepresented and Concerned
Date: May 12, 2021 at 10:23:30 AM PDT
To: Susan.Gorin@sonoma-county.org
Cc: Jason Walsh <jason.walsh@sonomanews.com>, Lorna Sheridan <lornasheridan@gmail.com>

Dear Susan,

Chuck and I are extremely concerned about the proposals for huge

cannabis farming areas in our County. We are puzzled why, when Napa and Marin have made it abundantly clear they want no part of this industry in the unincorporated areas of their counties, the Board of Supervisors of our County is set to proceed with this extremely "thirsty" crop when we are in such a dire situation with our water.

Personally we are not opposed to cannabis in general and indeed have used several products for medicinal purposes. We are not "pot smokers" and although we don't think it is a good choice for society as a whole, our opinion in no way affects our thinking on this issue.

It is common sense that we should not scale up farming of this product at this time of drought. We have heard of no concrete watering restrictions or responsibilities placed on these farms which we assume are mostly corporate entities. With 80% of our State's water used for agricultural purposes, how is the Board of Supervisors acting in a fiduciary way by adding to this problem? Do you think that we can solve this drought situation by reducing residual use by 20%. Of course we can't.

In case the Board of Supervisors doesn't think WATER is enough of a reason to postpone your important vote on May 18, here are a few additional issues that should be considered before proceeding:

***STENCH...This crop stinks. Cannabis has a foul odor during its growth cycle and worse when it is in flower. It will not just bother people who live downwind, it will have a dire effect on the quality of their lives...AND their property values. It is unconscionable that you and others would think people living near this crop would settle for their new reality and the obvious loss of value in their homes. Susan, would you like a pot farm at the end of your street where your new home is located? How can you think anyone would? These are your constituents. They are your responsibility. This is a class action suit waiting to happen.

***TRAFFIC and FIRE danger...We assume many of these farming areas will be in rural areas and many of the roads are not suitable for large trucks and the increased traffic that will obviously be generated by the magnitude of these farming operations. Workers will be packed into these farming areas causing disruption to existing residents, perhaps with the occasional backfiring truck, perhaps with workers acting irresponsibly and dropping cigarettes on the ground. We don't know the manufacturing procedures involved, but perhaps that is an even bigger risk for fires in our most vulnerable locations.

***CRIME...There is big money in this crop. There is crime in this business. There are guards at the gates of some these facilities. There are problems with this industry and money must be spent on issues dealing with these problems. Where is this money coming from? Are the growers going to be required to pay "their fair share" to cover these costs? If not, do you expect the taxpayers to pay? Will

the costs be covered by the tax dollars generated by this industry? Is this even worth it? We have heard that at least some of the Board of Supervisors, including you, feel that if this industry is allowed to develop legally, the illegal “farms” in park lands and on private properties will be eliminated. That may or may not happen. But to ignore the serious problems of huge corporate farming entities to get rid of a small percentage of illegal use seems beyond short-sighted and more of a “talking point” put out to deflect.

***ECONOMIC DISRUPTION...The wine industry is not always compatible with the cannabis industry. Apparently the Santa Barbara Vintners Assoc. is wishing they had fought harder against this smelly crop as the stench can stretch for miles and tourists are complaining their tasting room experiences are unpleasant. Lawsuits are popping up over that issue and others over customers refusing to buy grapes that they feel have been ruined by the smell of cannabis. There is currently a RICO lawsuit in Oregon that could have major impact on such issues. Will this be the future for Sonoma County? Does the average resident of Sonoma County know that there are over 63,000 acres designated for cannabis use? Do people realize that compares to the 55,000 existing acres of vineyards in Sonoma County? Even if one-third of those acres are developed for cannabis, aren't we talking about a huge shift in the character and economic realities in our county?

Perhaps you and the Board of Supervisors have the answers to these concerns. You certainly must or you couldn't possibly make an educated vote on Monday night. It is your job to make sure that you and your colleagues have full knowledge of the ramifications of your decisions and that there are solutions to the obvious problems you will unleash on our communities. If you don't, you cannot, in good conscience, turn over the power to the agricultural department at this time. Their priority is not to the residents of this County,

We have tried very hard to get the Sonoma Index Tribune to write an article on this subject for our community. However, I was told by two Editors that the IT doesn't research and report on County wide issues and such reporting is left to the Press Democrat. What? That is an excuse and a flimsy one on so many levels. Many people in our Valley are unaware of the scope of this issue and don't know about this important vote on May 18th. We all have a right to know the facts. Chuck and I feel you should be making sure your constituents are educated, so that they can share their views with you. You should be asking them how they feel, Susan. That is your job. You are suppose to carry out the will of the voters in your district, not acting in the dark and not knowing the consensus. When people write to you, they deserve a considered and factual response from you.

People and businesses should know what the facts are regarding water...what will this industry will do to the water tables in our Valley now and when it is fully developed? What if the drought

continues and worsens? Will they just keep watering these plants while others are forced to cut? Do the residents and the businesses, especially the wine industry, the mainstay of the economy in this Valley, want to take this risk? People can always buy marijuana and medical products in our community. That activity and convenience is not dependent on farming this product locally. Why are they wanting to grow this product in our dry County? Why is it not being farmed in areas where there is a dependable and consistent water supply? We assume the amount of money involved is worth the hassle, the risks, the law suits and the water table. Maybe it is...for the cannabis producers. Why don't most of the residents of the Valley and beyond know the answers to these questions...or even that there is a question? Because no one is talking about it...and the parties responsible to educate us are not informing us. Why is that?

Darius Anderson, a managing partner of Sonoma Media Investments, which owns the Press Democrat and the Sonoma IT, is one of the State's leading lobbyists for the cannabis industry and is a registered lobbyist for CannaCraft, one of the largest cannabis companies in the State and among a rapidly growing number of companies in Sonoma County. CannaCraft's new CEO is William Silver, the former Dean of Sonoma State University's School of Business and Economics. Prior to Mr. Silver's involvement, CannaCraft was raided by police for illegal manufacturing. It appears this case is not yet resolved, although they apparently have been permitted to continue to operate. We are certainly not questioning Mr. Silver's qualifications to run this company, but does he care about the above mentioned issues and does he have a plan to deal with them? He is very interested in continuing CannaCraft's phenomenal growth and is quoted as saying "I think Sonoma County will be the business headquarters for cannabis, not only in CA, but also nationally".

Susan, please be the representative of the environmental groups that supported you early on, please be the Supervisor for the voters who voted for you to be a responsible, effective representative for them. Please don't vote for the passing off of this important issue to the Agriculture Department without protecting the people of Sonoma County. Perhaps knowing the answer to a question hypothetically posed to Mr. Silver and other CEO's of County cannabis operations would be illuminating, "If you are as successful as you anticipate, what will be the lifestyle and economic costs to the citizens of Sonoma County".

Judy Young

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From: [Jonathan London](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Please stop Cannabis growing outside of commercial areas.
Date: Friday, May 14, 2021 4:26:24 PM

EXTERNAL

Class 1 Bikeways meet the definition of parks in the Sonoma County Code of Ordinances and belong in the sensitive use category, subject to 1000' setbacks from cannabis operations.

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.
6. Increase setbacks from property line of all residences & sensitive uses to 1,000' for outdoor and hoop house cultivation and 300 feet minimum for indoor & greenhouse cultivation.
7. Force cannabis processing into facilities in commercial and industrial zones only.
8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor & greenhouse cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worse for existing permits.
12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Save trees with fruit or nuts from destruction, including oaks.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.
15. Impose a local residency requirement, where "operators" are defined as owning at least 51% of the applying business.
16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this during a pandemic when so many people are struggling and distracted, during a drought emergency without an adequate water study, without a appropriate environmental review or listening to affected neighbors is an unnecessary rush to judgment.

Thank-you, Maureen and Jonathan London, Graton

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From: [Arielle Kubu-Jones](#) on behalf of [Susan Gorin](#)
To: [Cannabis](#)
Subject: FW: Please KEEP the 1000 ft Cannabis "Setback"!
Date: Friday, May 14, 2021 10:52:05 AM

From: Marcy Greeley <mgreeley@hotmail.com>
Sent: Friday, May 14, 2021 10:45 AM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>; David Rabbitt <David.Rabbitt@sonoma-county.org>; Chris Coursey <Chris.Coursey@sonoma-county.org>; district4 <district4@sonoma-county.org>; district5 <district5@sonoma-county.org>
Subject: Please KEEP the 1000 ft Cannabis "Setback"!

EXTERNAL

Sonoma County Supervisors,

I've recently learned that the that the 1000 ft setbacks from cannabis operations that are currently in place for both the West County and Joe Rodota Trails are **threatened by a County error** in recording a clarification of the 12/11/18 Board of Supervisors meeting.

It is not right that the residents and visitors using these trails are penalized, because of a County "recording error." **In the 12/11/18 meeting the BOS confirmed that they are both, in fact Parks** - part of our Regional Park system, maintained by the Parks system and listed on the County website as "parks".

We want to protect these trails from the negative impacts of commercial cannabis such as: ugly screened security fences, plastic hoop houses, guard dogs, odor, crime potential, noise and other security features that are incompatible with a family-and-user friendly safe and pleasant park experience.

When you meet next Tuesday May 18, 2021, please vote to **MAINTAIN the 1000 ft setback that is currently in place for Class 1 Bikeways.**

Thank you.

Marcy Greeley
Graton, CA

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From: [Marcy Greeley](#)
To: [Cannabis](#); [Arielle Kubu-Jones](#); [Andrea Krout](#); [district3](#); [Sean Hamlin](#); [James Gore](#); [Jenny Chamberlain](#)
Subject: Fw: Please KEEP the 1000 ft Cannabis "Setback!"
Date: Friday, May 14, 2021 11:28:41 PM

EXTERNAL

Hello,

I inadvertently left some of you off my address list in the email I sent earlier today (please see below).

Thank you!

Marcy Greeley

From: Marcy Greeley <mgreeley@hotmail.com>
Sent: Friday, May 14, 2021 10:45 AM
To: Susan.Gorin@sonoma-county.org <Susan.Gorin@sonoma-county.org>; David.Rabbitt@sonoma-county.org <David.Rabbitt@sonoma-county.org>; Chris.Coursey@sonoma-county.org <Chris.Coursey@sonoma-county.org>; district4@sonoma-county.org <district4@sonoma-county.org>; District5@sonoma-county.org <District5@sonoma-county.org>
Subject: Please KEEP the 1000 ft Cannabis "Setback"!

Sonoma County Supervisors,

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When you meet next Tuesday May 18, 2021, please vote to **MAINTAIN the 1000 ft setback that is currently in place for Class 1 Bikeways.**

Thank you.

Marcy Greeley
Graton, CA

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From: [Moir Jacobs](#)
To: [Cannabis](#); [Susan Gorin](#)
Cc: [district3](#); [district4](#); [Lynda Hopkins](#); [David Rabbitt](#)
Subject: Sonoma County Referendum planned re: broken marijuana ordinance
Date: Friday, May 14, 2021 1:49:10 PM

EXTERNAL

Dear Supervisor Gorin, and all Supervisors:

I'm completely opposed to the proposed updated marijuana ordinance you are scheduled to consider on May 18th. I urge you to vote against it and start fresh with better policy. If you don't fix this, we will, see below.

The first deal breaker for **our** county government (it's OUR government, the people's trust, not yours, not the pot industry's): you are currently breaking multiple State of CA environmental laws and fire safety regulations. New law suits are building as I write this. We know our side will eventually win, we are in this for the long haul - beyond your terms.

Secondly, it is wrong that you weigh the marijuana producers' interests above the longterm residents' concerns. This is a very new, unsettled and disruptive drug "industry". Your spending our County resources to help these operators involved in a highly speculative endeavor is akin to your deciding to help real estate speculators achieve get rich schemes.

The job of local government is **not to pick winners or losers in risky ventures**, and it's certainly not to spend our taxpayer dollars on your radical social engineering schemes.

You have already made so many monumental public policy mistakes with your overly aggressive pro-marijuana policies, it's time you cut your losses now. Your first mistake was to over promise the marijuana operators early on and attract many Potmania speculators from all over the state and country before you had sustainable policies in place. These early projects have disrupted every single neighborhood where placed, causing conflicts and countless hardships for both sides throughout the county.

As for economic development "planning," Sonoma County does not need these low skilled, low income pot trimmer jobs either. We were near full employment before the virus hit, and on our way back to low unemployment once the "free" funny money from DC ends, and it will end. There are help wanted signs up all over the county, business owners are struggling to find workers. There isn't enough good housing for our existing population.

Now you want to approve hundreds more pot sites under cover of night with no neighborhood input, no labor supply, a housing crisis, all in a secretive dictatorial way. This is guaranteed to backfire on you and the pot operators.

Another mistake was to completely disregard the fact that your longterm constituents are overwhelmingly opposed to having marijuana operations placed anywhere near them (77%! See PD poll results attached). There are very good reasons for this overwhelming opposition: our children's welfare, water, crime, environment, traffic, fire safety, land use for nutrition vs. drugs, noise/light pollution, impacts on local housing/homeless crisis, impacts on local labor

supply, negative impacts on health and mental illness, future price collapse impacts, etc.

Some of you complain about this as “NIMBYism” - yet NIMBY is always a very good sign of why a policy is defective. Every public official should educate themselves why your employers, the tax paying residents, don't want any particular project near them. The higher the conflict, the more defective your policy is.

Do not approve this doubling down on what is already a terribly defective policy. Instead, please fix this broken policy. There are many better, smarter and more environmentally sustainable options for a rational marijuana land use policy. We have already provided you many ideas for alternatives.

Finally, if not addressed properly, you'll likely be faced with a County referendum by the majority (77%) of citizens opposed to your current policy. We now have many thousands activated in Sonoma County, we've unified our efforts and have very broad community support growing everyday. The marijuana operators should know this is a very real risk to their already risky ventures.

If you won't fix this, we will. Details to follow soon on the coming referendum.

Sincerely,
Moirra Jacobs

Press Democrat Poll finds sharp division in Sonoma County over cannabis cultivation

Area SWAT teams search a neighborhood in northern Novato for Petaluma home invasion suspects in a on Monday, March 12, 2018 in Novato, California . (BETH SCHLANKER/The Press Democrat)

[<image001.png>](#)

GUY KOVNER
THE PRESS DEMOCRAT

June 3, 2018

The Press Democrat Poll

The Press Democrat Poll asked registered voters three questions related to legalization of recreational marijuana, approved by California voters in November 2016.

Complete the following statement: I would feel safe with a legal outdoor cannabis farm one acre or less in size

Adjacent to my residence: 19%

Not adjacent but within one mile of my residence: 31%

I would not feel safe with a cannabis farm within any proximity to my residence: 46%

Don't know: 3%

Prefer not to say: 1%

Do you believe cannabis should be grown:

Anywhere outside: 22%

Outside but only in agricultural areas: 36%

In warehouses: 23%

All cultivation should be prohibited: 12%

Don't know: 6%

Prefer not to say: 1%

Do you believe California's legalization of recreational cannabis use, and its new regulations for cannabis-related business activities will increase, decrease or have no effect on crime in the area?

Increase: 35%

Decrease: 18%

No effect: 40%

Don't know: 6%

Prefer not to say: 1%

Sonoma County voters embraced marijuana legalization when it was on the ballot two years ago, but now that it's a reality - a rapidly evolving industry and source of ongoing dispute - nearly half of those surveyed say they don't want cannabis cultivation anywhere near their homes, according to The Press Democrat Poll.

A substantial plurality, 46 percent, of poll respondents said they "would not feel safe with a cannabis farm within any proximity to my residence," while only 19 percent said they would feel safe with a farm adjacent to their residence.

Almost one-third of respondents, 31 percent, said they would feel safe with such a garden "not adjacent but within one mile of my residence."

The telephone poll, which surveyed 500 registered county voters in the first week of May, included three cannabis-related questions, including how respondents would feel about the presence of a legal outdoor cannabis farm of 1 acre or less.

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From: [Moir Jacobs](#)
To: [Cannabis](#); [Susan Gorin](#)
Cc: [district3](#); [district4](#); [David Rabbitt](#); [Lynda Hopkins](#)
Subject: 77% of Sonoma County voters don't want pot operations near them
Date: Friday, May 14, 2021 6:30:46 PM

EXTERNAL

In case you have trouble reading this data point, it was from a 2018 survey by PD, the question was “Are you comfortable with a marijuana operation near you?”

- 1) 46% said NOT want one “within any proximity” to my residence
- 2) 31% said not adjacent but within “one mile” of my residence

Clearly the 31% are thinking 1 mile might be ok (not even close to 1,000 feet!), thus you really have 77% of the population not wanting these operations within a mile or so of their home!

Not adjacent but within one mile of my residence: 31%

I would not feel safe with a cannabis farm within any proximity to my residence: 46%

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From: [Arielle Kubu-Jones](#) on behalf of [Susan Gorin](#)
To: [Cannabis](#)
Subject: FW: Proposed Cannabis Ordinance
Date: Friday, May 14, 2021 10:14:09 AM

From: Mare O'Connell <mare.oconnell@comcast.net>
Sent: Friday, May 14, 2021 10:10 AM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>; David Rabbitt <David.Rabbitt@sonoma-county.org>; district3 <district3@sonoma-county.org>; district4 <district4@sonoma-county.org>; district5 <district5@sonoma-county.org>
Subject: Proposed Cannabis Ordinance

EXTERNAL

To: Sonoma County Board of Supervisors

Date: May 14, 2021

Re: Proposed Cannabis Ordinance

On May 18, 2021 the Cannabis Ordinance is up for your consideration, there is only one right and reasonable action to take:

Postpone action of the proposed ordinance pending completion of an Environmental Impact Report and send the draft document back to staff to address the real and pressing concerns of your constituents.

I and hundreds of Sonoma County residents attended the listening and feedback session of the staff and Planning Commission, and wrote hundreds of carefully written letters. We participated in good faith that our concerns would be considered and addressed. Instead, they were largely ignored. Issues of neighborhood compatibility including setbacks, odor, unsightly security fences and plastic hoop houses, water use as well as other salient issues expressed by many apparently fell largely on deaf ears. One would almost imagine the ordinance was written by the cannabis industry itself.

To proceed to a wholly ministerial process under the Ag Commissioner to preclude any neighborhood or citizen input frankly beggars belief.

We are in a declared drought emergency this year. Frequent droughts and related concerns about groundwater sustainability, creek health, and water reserves have become a recurring phenomenon in recent years. To proceed with expanding an industry that consumes vast amounts of scarce water is unthinkable when pleas for water conservation are in effect.

You recently voted to take stronger action to combat climate change. On the other hand, we have an industry that will add tons of hoop house plastic to our landfills and deplete our fragile water supply upon which we and all other creatures rely through our vast system of creeks and tributaries.

Please do a complete EIR BEFORE proceeding on this matter. It's the right thing to do.

Thank you for your consideration.

Respectfully,
Maryann O'Connell
390 Ivy Lane
Sebastopol, CA 95472
707-849-2538

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From: [Maryann O'Connell](#)
To: [Cannabis](#); [Arielle Kubu-Jones](#); [Chris Coursey](#); [Sean Hamlin](#); [James Gore](#); [Jenny Chamberlain](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Proposed Cannabis Ordinance
Date: Friday, May 14, 2021 4:51:31 PM

EXTERNAL

To: Sonoma County Board of Supervisors

Date: May 14, 2021

Re: Proposed Cannabis Ordinance

On May 18, 2021 the Cannabis Ordinance is up for your consideration. There is only one right and reasonable action to take:

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Please do a complete EIR BEFORE proceeding on this matter. It's the right thing to do.

Thank you for your consideration.

Respectfully,
Maryann O'Connell
[390 Ivy Lane](#)
[Sebastopol, CA 95472](#)
[707-849-2538](#)

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From: [Mike Thomson](#)
To: [Lynda Hopkins](#); [David Rabbitt](#); [Chris Coursey](#); [Susan Gorin](#); [James Gore](#); [district4](#); [Cannabis](#)
Cc: [Tennis Wick](#); [Andrew Smith](#); [Pat Gilardi](#); [Liz.Hamon@sonoma-county.org](#); [Stuart Tiffen](#); [Leo Chyi](#); [Sean Hamlin](#); [McCall Miller](#); [Sita Kuteira](#); [Tracy Cunha](#); [Scott Orr](#); [Jennifer Klein](#); [Georgia McDaniel](#); [Jenny Chamberlain](#); [Jennifer Mendoza](#); [Andrea Krout](#)
Subject: Letters for the record in support of improved cannabis regulations (Part 1 of 3)
Date: Friday, May 14, 2021 4:12:02 PM
Attachments: [Antonio Zambrano Support Letter.pdf](#)
[Austin Moses Support Letter 1.pdf](#)
[Austin Moses Support Letter.pdf](#)
[Bradley Reese Support Letter.pdf](#)
[Adam Sullivan Support Letter.pdf](#)
[Collin Davis Support Letter.pdf](#)
[David Yang Support Letter.pdf](#)
[Constance Kullberg Support Letter.pdf](#)
[Dominic R Robertson Support Letter.pdf](#)
[Greg Brown Support Letter.pdf](#)

EXTERNAL

Dear Chair and Sonoma County Board of Supervisors,

Please find the following letters in support of improving our existing cannabis regulations in Sonoma County.

Thank you,

Mike Thomson



Mike Thomson

SALES + LEGAL ADMIN

421 Group

c (707) 396-3546

o (707) 861-8421

mike.thomson@421.group

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May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Adam Sullivan, and I am writing to express my support for the newly drafted cannabis ordinance. I am writing to you today in regards to one particular issue with the ordinance, and that is water. While there are, and will always continue to be, issues with water and water usage in the county, it is extremely important that the board of supervisors allow for people within the proposed restricted water zones to be allowed to apply for ministerial permits. Each parcel should be treated on a case by case basis, utilizing hydrological studies to check for actual water availability and ensure sustainable use. Actual water availability should dictate what is and is not allowed when it comes to permitting.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Adam Sullivan

5355 Skylane Blvd Ste. A, Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to you today in regards to the proposed cannabis ordinance. More specifically, the proposed increase in the canopy that would be allowed on individual parcels. By allowing the proposed increase to move forward, we will see an increase in not just jobs, but tourism as well here in Sonoma County, and allowing for a stimulated economy. Increasing the cap on allowed canopy will see an increase in tax dollars, allowing for more funding towards education, infrastructure, police, and most importantly an increase in funding to our local fire departments and abilities to fight the wildfires that ravage Sonoma County each year. Moving forward with the proposed ordinance is one of the smartest decisions that can be made towards getting Sonoma County and its people back to normalcy.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

5355 Skylane Blvd. Ste. A, Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Austin Moses, and I am writing to express my support for the newly drafted cannabis ordinance. With the proposed increase on cultivation caps, local farmers, ranchers, and property owners are seeing a new opportunity to diversify their income that would allow them to keep their local businesses and operations locally here in Sonoma County. Many are seeing cannabis cultivation as a means for diversification of their portfolios, allowing them to continue to practice their craft, while keeping people employed, and maintain their land. These are people who have been a big part of Sonoma County for generations, and are currently facing hardships due to the economic crisis that we are currently facing today. Please do not let down a silent majority of your local residents and business owners because a small vocal minority is unable to see the economic benefits of cannabis.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Austin Moses

5355 Skyline Blvd Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

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Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Austin Moses

5355 Skylane Blvd Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Bradley Reese, and I am writing to express my support for the newly drafted cannabis ordinance. With the proposed increase on cultivation caps, local farmers, ranchers, and property owners are seeing a new opportunity to diversify their income that would allow them to keep their local businesses and operations locally here in Sonoma County. Many are seeing cannabis cultivation as a means for diversification of their portfolios, allowing them to continue to practice their craft, while keeping people employed, and maintain their land. These are people who have been a big part of Sonoma County for generations, and are currently facing hardships due to the economic crisis that we are currently facing today. Please do not let down a silent majority of your local residents and business owners because a small vocal minority is unable to see the economic benefits of cannabis.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Bradley Reese

5355 Skyline Blvd Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Collin Davis, and I am writing to express my support for the newly drafted cannabis ordinance. With the proposed increase on cultivation caps, local farmers, ranchers, and property owners are seeing a new opportunity to diversify their income that would allow them to keep their local businesses and operations locally here in Sonoma County. Many are seeing cannabis cultivation as a means for diversification of their portfolios, allowing them to continue to practice their craft, while keeping people employed, and maintain their land. These are people who have been a big part of Sonoma County for generations, and are currently facing hardships due to the economic crisis that we are currently facing today. Please do not let down a silent majority of your local residents and business owners because a small vocal minority is unable to see the economic benefits of cannabis.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Collin Davis

747 Humboldt Street Santa Rosa, CA 95404

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Constance Kullberg, and I am writing to express my support for the newly drafted cannabis ordinance. Particularly, I would like to express my support for an increase in land use for cannabis cultivation. By increasing the percentage of land use on properties for cultivation purposes, this will increase the jobs available for the people of Sonoma County. The cannabis industry has provided great working conditions and extremely competitive hourly rates for ag workers like myself and has helped our local economy and community during this global pandemic. Our economy needs it!

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Constance Kullberg

1066 Stage Gulch Rd, Petaluma, CA 94954

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to express my support for the cultivation of cannabis, and hoop structures. This allowance creates a better quality product that comes from Sonoma County itself, and allows for the protection of the flowers from several different elements. Hoop houses can protect from things such as: bird droppings, dust, pesticide drift from neighboring parcels, and wildfire smoke, as well as help prevent other issues such as molds, mildews, and sun damage. All of these are factors that come into play when a finished product must go through the rigorous testing done by the State of California. Many land owners, and multi-generational farmers, prefer the use of hoop structures in order to produce a better quality product, as well as screen view from both neighboring and public eyes.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

David Yang

5355 Skyline Blvd Ste A Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to express my support for the cultivation of cannabis, and hoop structures. This allowance creates a better quality product that comes from Sonoma County itself, and allows for the protection of the flowers from several different elements. Hoop houses can protect from things such as: bird droppings, dust, pesticide drift from neighboring parcels, and wildfire smoke, as well as help prevent other issues such as molds, mildews, and sun damage. All of these are factors that come into play when a finished product must go through the rigorous testing done by the State of California. Many land owners, and multi-generational farmers, prefer the use of hoop structures in order to produce a better quality product, as well as screen view from both neighboring and public eyes.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Dominic R Robertson

310 Elbridge Ave Cloverdale, CA 95425

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Greg Brown, and I am writing to express my support for the newly drafted cannabis ordinance. With the proposed increase on cultivation caps, local farmers, ranchers, and property owners are seeing a new opportunity to diversify their income that would allow them to keep their local businesses and operations locally here in Sonoma County. Many are seeing cannabis cultivation as a means for diversification of their portfolios, allowing them to continue to practice their craft, while keeping people employed, and maintain their land. These are people who have been a big part of Sonoma County for generations, and are currently facing hardships due to the economic crisis that we are currently facing today. Please do not let down a silent majority of your local residents and business owners because a small vocal minority is unable to see the economic benefits of cannabis.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Greg Brown

5355 Skyline Blvd Santa Rosa, CA 95403

From: [Mike Thomson](#)
To: [Lynda Hopkins](#); [David Rabbitt](#); [Chris Coursey](#); [Susan Gorin](#); [James Gore](#); [district4](#); [Cannabis](#)
Cc: [Tennis Wick](#); [Andrew Smith](#); [Pat Gilardi](#); [Liz.Hamon@sonoma-county.org](#); [Stuart Tiffen](#); [Leo Chyi](#); [Sean Hamlin](#); [McCall Miller](#); [Sita Kuteira](#); [Tracy Cunha](#); [Scott Orr](#); [Jennifer Klein](#); [Georgia McDaniel](#); [Jenny Chamberlain](#); [Jennifer Mendoza](#); [Andrea Krout](#)
Subject: Letters for the record in support of improved cannabis regulations (Part 2 of 3)
Date: Friday, May 14, 2021 4:12:29 PM
Attachments: [Jose Wagner Alava Support Letter.pdf](#)
[Jordan Richardson Support Letter.pdf](#)
[Heinrich Badenhorst Support Letter.pdf](#)
[Jon Pronzini Support Letter.pdf](#)
[Jeffrey Schween Support Letter.pdf](#)
[Justin Manns Support Letter.pdf](#)
[Justin Taylor DeLong Support Letter.pdf](#)
[Kiera Christopherson Support Letter.pdf](#)
[Kimberly Timmons Support Letter.pdf](#)
[Lindsay Blyth Support Letter.pdf](#)

EXTERNAL

Dear Chari and Sonoma County Board of Supervisors,

Please find the following letters in support of improving our existing cannabis regulations in Sonoma County.

Thank you,

Mike Thomson



Mike Thomson

SALES + LEGAL ADMIN

421 Group

c (707) 396-3546

o (707) 861-8421

mike.thomson@421.group

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May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Heinrich Badenhorst, and I am writing to express my support for the newly drafted cannabis ordinance. Particularly, I would like to express my support for an increase in land use for cannabis cultivation. By increasing the percentage of land use on properties for cultivation purposes, this will increase the jobs available for the people of Sonoma County. The cannabis industry has provided great working conditions and extremely competitive hourly rates for ag workers like myself and has helped our local economy and community during this global pandemic. Our economy needs it!

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Heinrich Badenhorst

2441 Mission Street, San Francisco, CA 94110

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Jeffrey Schween, and I am writing to express my support for the newly drafted cannabis ordinance. I am writing to you today in regards to one particular issue with the ordinance, and that is water. While there are, and will always continue to be, issues with water and water usage in the county, it is extremely important that the board of supervisors allow for people within the proposed restricted water zones to be allowed to apply for ministerial permits. Each parcel should be treated on a case by case basis, utilizing hydrological studies to check for actual water availability and ensure sustainable use. Actual water availability should dictate what is and is not allowed when it comes to permitting.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Jeffrey Schween

4744 Devonshire Place Santa Rosa, CA 95405

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to you today in regards to the proposed cannabis ordinance. More specifically, the proposed increase in the canopy that would be allowed on individual parcels. By allowing the proposed increase to move forward, we will see an increase in not just jobs, but tourism as well here in Sonoma County, and allowing for a stimulated economy. Increasing the cap on allowed canopy will see an increase in tax dollars, allowing for more funding towards education, infrastructure, police, and most importantly an increase in funding to our local fire departments and abilities to fight the wildfires that ravage Sonoma County each year. Moving forward with the proposed ordinance is one of the smartest decisions that can be made towards getting Sonoma County and its people back to normalcy.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Jon Pronzini

5355 Skylane Blvd Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Jordan Richardson, and I am writing to express my support for the newly drafted cannabis ordinance. With the proposed increase on cultivation caps, local farmers, ranchers, and property owners are seeing a new opportunity to diversify their income that would allow them to keep their local businesses and operations locally here in Sonoma County. Many are seeing cannabis cultivation as a means for diversification of their portfolios, allowing them to continue to practice their craft, while keeping people employed, and maintain their land. These are people who have been a big part of Sonoma County for generations, and are currently facing hardships due to the economic crisis that we are currently facing today. Please do not let down a silent majority of your local residents and business owners because a small vocal minority is unable to see the economic benefits of cannabis.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Jordan Richardson

5355 Skylane Blvd Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Jose Wagner Alava, and I am writing to express my support for the newly drafted cannabis ordinance. Particularly, I would like to express my support for an increase in land use for cannabis cultivation. By increasing the percentage of land use on properties for cultivation purposes, this will increase the jobs available for the people of Sonoma County. The cannabis industry has provided great working conditions and extremely competitive hourly rates for ag workers like myself and has helped our local economy and community during this global pandemic. Our economy needs it!

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Jose Wagner Alava

835 Fresno Ave, Santa Rosa, CA 95407

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to express my support for the cultivation of cannabis, and hoop structures. This allowance creates a better quality product that comes from Sonoma County itself, and allows for the protection of the flowers from several different elements. Hoop houses can protect from things such as: bird droppings, dust, pesticide drift from neighboring parcels, and wildfire smoke, as well as help prevent other issues such as molds, mildews, and sun damage. All of these are factors that come into play when a finished product must go through the rigorous testing done by the State of California. Many land owners, and multi-generational farmers, prefer the use of hoop structures in order to produce a better quality product, as well as screen view from both neighboring and public eyes.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Justin Manns

5355 Skyline Blvd Ste A Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to you today in regards to the proposed cannabis ordinance. More specifically, the proposed increase in the canopy that would be allowed on individual parcels. By allowing the proposed increase to move forward, we will see an increase in not just jobs, but tourism as well here in Sonoma County, and allowing for a stimulated economy. Increasing the cap on allowed canopy will see an increase in tax dollars, allowing for more funding towards education, infrastructure, police, and most importantly an increase in funding to our local fire departments and abilities to fight the wildfires that ravage Sonoma County each year. Moving forward with the proposed ordinance is one of the smartest decisions that can be made towards getting Sonoma County and its people back to normalcy.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Justin Taylor Delong

909 Magnolia Dr. Unit B, Healdsburg, CA 95448

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to you today in regards to the proposed cannabis ordinance. More specifically, the proposed increase in the canopy that would be allowed on individual parcels. By allowing the proposed increase to move forward, we will see an increase in not just jobs, but tourism as well here in Sonoma County, and allowing for a stimulated economy. Increasing the cap on allowed canopy will see an increase in tax dollars, allowing for more funding towards education, infrastructure, police, and most importantly an increase in funding to our local fire departments and abilities to fight the wildfires that ravage Sonoma County each year. Moving forward with the proposed ordinance is one of the smartest decisions that can be made towards getting Sonoma County and its people back to normalcy.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Kiera Christopherson

310 Elbridge Ave Cloverdale CA 95425

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Kimberly Timmons, and I am writing to express my support for the newly drafted cannabis ordinance. I am writing to you today in regards to one particular issue with the ordinance, and that is water. While there are, and will always continue to be, issues with water and water usage in the county, it is extremely important that the board of supervisors allow for people within the proposed restricted water zones to be allowed to apply for ministerial permits. Each parcel should be treated on a case by case basis, utilizing hydrological studies to check for actual water availability and ensure sustainable use. Actual water availability should dictate what is and is not allowed when it comes to permitting.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Kimberly Timmons

701 12th Street, Sacramento, CA 95828

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to you today in regards to the proposed cannabis ordinance. More specifically, the proposed increase in the canopy that would be allowed on individual parcels. By allowing the proposed increase to move forward, we will see an increase in not just jobs, but tourism as well here in Sonoma County, and allowing for a stimulated economy. Increasing the cap on allowed canopy will see an increase in tax dollars, allowing for more funding towards education, infrastructure, police, and most importantly an increase in funding to our local fire departments and abilities to fight the wildfires that ravage Sonoma County each year. Moving forward with the proposed ordinance is one of the smartest decisions that can be made towards getting Sonoma County and its people back to normalcy.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Shytle".

1746 Tammy Way, Santa Rosa, CA 95401

From: [Mike Thomson](#)
To: [Lynda Hopkins](#); [David Rabbitt](#); [Chris Coursey](#); [Susan Gorin](#); [James Gore](#); [district4](#); [Cannabis](#)
Cc: [Tennis Wick](#); [Andrew Smith](#); [Pat Gilardi](#); [Liz.Hamon@sonoma-county.org](#); [Stuart Tiffen](#); [Leo Chyi](#); [Sean Hamlin](#); [McCall Miller](#); [Sita Kuteira](#); [Tracy Cunha](#); [Scott Orr](#); [Jennifer Klein](#); [Georgia McDaniel](#); [Jenny Chamberlain](#); [Jennifer Mendoza](#); [Andrea Krout](#)
Subject: Letters for the record in support of improved cannabis regulations (Part 3 of 3)
Date: Friday, May 14, 2021 4:13:03 PM
Attachments: [Sam Anakar Support Letter.pdf](#)
[Robert Weaver Support Letter.pdf](#)
[Madisen Hargraves Support Letter.pdf](#)
[Lindsay Blyth Support Letter 1.pdf](#)
[Sam Talamantes Support Letter.pdf](#)
[Sofia Glorio Support Letter.pdf](#)
[Thomas P Altenreuther Support Letter.pdf](#)
[Tony Yang Support Letter.pdf](#)
[Vidal Castro Support Letter.pdf](#)

EXTERNAL

Dear Chair and Sonoma County Board of Supervisors,

Please find the following letters in support of improving our existing cannabis regulations in Sonoma County.

Thank you,

Mike Thomson



Mike Thomson

SALES + LEGAL ADMIN

421 Group

c (707) 396-3546

o (707) 861-8421

mike.thomson@421.group

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May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

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Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Shytle".

1746 Tammy Way, Santa Rosa, CA 95401

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Madisen Hargraves, and I am writing to express my support for the newly drafted cannabis ordinance. I am writing to you today in regards to one particular issue with the ordinance, and that is water. While there are, and will always continue to be, issues with water and water usage in the county, it is extremely important that the board of supervisors allow for people within the proposed restricted water zones to be allowed to apply for ministerial permits. Each parcel should be treated on a case by case basis, utilizing hydrological studies to check for actual water availability and ensure sustainable use. Actual water availability should dictate what is and is not allowed when it comes to permitting.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Madisen Hargraves

5355 Skylane Blvd Ste. A, Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Robert Weaver, and I am writing to express my support for the newly drafted cannabis ordinance. Particularly, I would like to express my support for an increase in land use for cannabis cultivation. By increasing the percentage of land use on properties for cultivation purposes, this will increase the jobs available for the people of Sonoma County. The cannabis industry has provided great working conditions and extremely competitive hourly rates for ag workers like myself and has helped our local economy and community during this global pandemic. Our economy needs it!

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Robert Weaver

1901 Page St. San Francisco, CA 94109

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to express my support for the cultivation of cannabis, and hoop structures. This allowance creates a better quality product that comes from Sonoma County itself, and allows for the protection of the flowers from several different elements. Hoop houses can protect from things such as: bird droppings, dust, pesticide drift from neighboring parcels, and wildfire smoke, as well as help prevent other issues such as molds, mildews, and sun damage. All of these are factors that come into play when a finished product must go through the rigorous testing done by the State of California. Many land owners, and multi-generational farmers, prefer the use of hoop structures in order to produce a better quality product, as well as screen view from both neighboring and public eyes.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Sam Anakar

5355 Skylane Blvd Ste A Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Sofia Glorio, and I am writing to express my support for the newly drafted cannabis ordinance. I am writing to you today in regards to one particular issue with the ordinance, and that is water. While there are, and will always continue to be, issues with water and water usage in the county, it is extremely important that the board of supervisors allow for people within the proposed restricted water zones to be allowed to apply for ministerial permits. Each parcel should be treated on a case by case basis, utilizing hydrological studies to check for actual water availability and ensure sustainable use. Actual water availability should dictate what is and is not allowed when it comes to permitting.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Sofia Glorio

1534 King Street, Santa Rosa, CA 95404

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Thomas P Altenreuther, and I am writing to express my support for the newly drafted cannabis ordinance. With the proposed increase on cultivation caps, local farmers, ranchers, and property owners are seeing a new opportunity to diversify their income that would allow them to keep their local businesses and operations locally here in Sonoma County. Many are seeing cannabis cultivation as a means for diversification of their portfolios, allowing them to continue to practice their craft, while keeping people employed, and maintain their land. These are people who have been a big part of Sonoma County for generations, and are currently facing hardships due to the economic crisis that we are currently facing today. Please do not let down a silent majority of your local residents and business owners because a small vocal minority is unable to see the economic benefits of cannabis.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Thomas P Altenreuther

520 Stage Gulch Rd. Petaluma, CA 94954

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

My name is Tony Yang, and I am writing to express my support for the newly drafted cannabis ordinance. Particularly, I would like to express my support for an increase in land use for cannabis cultivation. By increasing the percentage of land use on properties for cultivation purposes, this will increase the jobs available for the people of Sonoma County. The cannabis industry has provided great working conditions and extremely competitive hourly rates for ag workers like myself and has helped our local economy and community during this global pandemic. Our economy needs it!

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Tony Yang

5355 Skylane Blvd Ste A Santa Rosa, CA 95403

May 12, 2021

Sonoma County Board of Supervisors

575 Administration Dr #102A

Administration Building

Santa Rosa, CA 95403

Dear Sonoma County Supervisors,

I am writing to express my support for the cultivation of cannabis, and hoop structures. This allowance creates a better quality product that comes from Sonoma County itself, and allows for the protection of the flowers from several different elements. Hoop houses can protect from things such as: bird droppings, dust, pesticide drift from neighboring parcels, and wildfire smoke, as well as help prevent other issues such as molds, mildews, and sun damage. All of these are factors that come into play when a finished product must go through the rigorous testing done by the State of California. Many land owners, and multi-generational farmers, prefer the use of hoop structures in order to produce a better quality product, as well as screen view from both neighboring and public eyes.

Thank you for all of your hard work, time, and effort you have spent on this new ordinance.

Sincerely,

Vidal Castro

1167 Mark West Spring Rd Santa Rosa, CA 95404

From: [Nancy and Brantly Richardson](#)
To: [Cannabis](#)
Cc: [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: LETTERS TO THE EDITOR IN OPPOSITION TO THE CANNABIS AMENDMENTS
Date: Friday, May 14, 2021 8:55:41 AM

EXTERNAL

LETTERS TO THE EDITOR in opposition to the proposed cannabis amendments collected in last six weeks. Many more LTE submitted and never published.

Press Democrat 5/14

'Sacred' water

EDITOR: Yes, it is all about water from here on out. We will call water god. Other things will be sacred too, like the nourishment water provides. Sonoma County's herbs, food and wine are holy things that sustain us. Let us treat them that way. Cannabis is a sacrament for many; not to be profited from. If it is part of your communion, then grow your own, or find a friend. If you intend to profit from this herb by depleting our county's scarce resources, then go somewhere else. Wine likewise is sacred. Rivers of water are flowing uphill in Sonoma County to grow wine for export. As companies like Nestlé do, our wine industry is depleting our aquifers and sending water overseas.

We need to realize how our life is sustained. We need to hold those things sacred.

ROLAND WIEBE

Graton

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Press Democrat 5/11

A drought fix

EDITOR: We continue to read in The Press Democrat about the impending crisis resulting from drought at the same time that consideration is being given to permitting the growth of cannabis, which requires water on a scale greater than grapes or almonds. I have seen discussions about robbing Peter to pay Paul by shipping water from the north to the Central Valley. I have seen no mention of the obvious solution developed by the Israelis decades ago. We have plenty of sunlight, wave power and even thermal energy if needed. The obvious, but unmentioned, goal ought to be desalinization. Can anyone explain why we do not see this discussed, let alone implemented?

PAUL S. TREUHAFT

Santa Rosa

Press Democrat 5/11

Real estate and cannabis

EDITOR: If the Sonoma County Board of Supervisors

approves the draft cannabis ordinance, some permits will be ministerial with no notice given to neighbors and no way to object to site-specific particulars. Health and safety protections and notice to affected neighbors will disappear. The presumption is that a cannabis operation is no different from a tomato crop. Real estate sellers will be unable to disclose if an application is pending, and buyers could be making serious financial decisions without full knowledge. A county counsel at a recent town hall meeting said that owners could apply for a property tax reduction if they felt they were negatively impacted. Not much consolation if your property value has dropped substantially or if you have serious buyer's remorse. Besides the issues of 24/7 operation, noise and water consumption in a drought, there will be the additional impact on our scenic aesthetic, not to mention odor and crime.

It would benefit the county if our supervisors followed Napa County's decision to disallow commercial production. There is no particular cannabis shortage that I am aware of, but the much appreciated world-class aesthetic of Sonoma County is unique and deserves to be protected.

CARY FARGO

Graton

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[Sonoma Sun](https://www.sonomawest.com/sonoma_west_times_and_news/opinion/editorials/misleading-claims-about-cannabis/article_cdbb57e6-adf7-11eb-b961-73619999f7a9.html#utm_source=sonomawest.com&utm_campaign=%2Fnewsletters%2Fheadlines-sonomawest%2F%3F-dc%3D1620316808&utm_medium=email&utm_content=headline) - Response to Ron Ferraro's OpEd in Sonoma West last week.

https://www.sonomawest.com/sonoma_west_times_and_news/opinion/editorials/misleading-claims-about-cannabis/article_cdbb57e6-adf7-11eb-b961-73619999f7a9.html#utm_source=sonomawest.com&utm_campaign=%2Fnewsletters%2Fheadlines-sonomawest%2F%3F-dc%3D1620316808&utm_medium=email&utm_content=headline

Misleading claims about cannabis

There are several misleading claims in Ron Ferraro's April 28 op-ed, Cultivating Cannabis in Sonoma County. The public hearing process is not normally a three to five year process. If the county and the industry had not brazenly decided on cannabis regulations without listening to or responding to neighborhood concerns, cannabis applications would have moved much more quickly through the system.

Regardless, a discretionary process is required by state law and is the only way to address impacts on different parcels with different characteristics. As far as the ministerial permitting, which is ongoing and without neighborhood notification, a review of permit data will show that it is taking only 8-12 weeks.

I doubt anyone considers the 65,000 potential new acres a “limited amount of potential available acreage” as Ferraro claims. His assertion that “many local ranchers” want to diversify by adding cannabis, could further inflate this available acreage figure.

Ferraro, a cannabis industry representative, would like cannabis to be permitted in all water zones, though the Planning Commission recommended excluding water-scarce zones 3 and 4. Does anyone in those zones want cannabis to drain our ground water and dry up our residential wells? We are in a drought emergency in Sonoma County of unknown duration and severity.

Hoop houses and the ordinance language written to regulate them are a true boondoggle. These structures are supposed to be “temporary” but the proposed new ordinance would now allow electrical, plumbing and mechanical components. Sounds pretty permanent. There is no definition to describe exactly what these have become. Their temporary nature likely refers to tearing off the heavy plastic every six months, though this is not described as required in the draft ordinance. Where does all that plastic go? It will fill up the dump and raise our dump fees.

Where does the ordinance mention that hoop houses “have to be elegant, aesthetically pleasing or well-built?” A drive through other counties would disprove that. They do not always have to be “screened” either, only along public rights-of-way and then only with fencing that leaves the white tops gleaming in the sun. Aesthetics are barely addressed in the Mitigated Negative Declaration that serves as the environmental document for the ordinance revision.

If you have concerns about commercial cannabis appearing next to your residence or dotting our hills and valleys, then you can email the Board of Supervisors in advance of the May 18 public meeting on the draft cannabis ordinance. Everything you need to know is accessible at this link: <https://sonomacounty.ca.gov/Cannabis/Legislative-Updates/County-Ordinances/>

BOS addresses are available here: <https://sonomacounty.ca.gov/Board-of-Supervisors/Contact-Board-of-Supervisors/>

Anna Ransome is a resident of Graton.

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Sonoma Sun May 4

<https://sonomasun.com/2021/05/04/pot-is-not-tomatoes-real-estate-disclosure-and-cannabis/>

Real estate disclosure and Sonoma County cannabis

Posted on May 4, 2021 by Sonoma Valley Sun

If the Sonoma County Board of Supervisors approves the draft cannabis ordinance, some permits will be ministerial with no notice given to neighbors and no way to object to site-specific particulars. Health and safety protections and notice to impacted neighbors will disappear. The presumption is that a cannabis operation is no different than a tomato crop.

Real estate sellers will be unable to disclose if an application is pending, and buyers could be making serious financial decisions without full knowledge. A County Counsel at a recent "town hall" meeting stated that owners could apply for a property tax reduction if they felt they were negatively impacted. Not much consolation if your property value has dropped substantially or if you have serious buyer's remorse. Besides the issues of 24/7 operation, noise and water consumption in a drought, there will be the additional impact on our scenic aesthetic not to mention odor and crime.

It would benefit the county if our supervisors followed Napa's decision to disallow commercial production. There is no particular cannabis shortage that I am aware of, however, the much appreciated world-class aesthetic of Sonoma County is unique and deserves to be protected.

— Cary Fargo, Graton

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Press Democrat 5/4

Drought choices

EDITOR: It is encouraging that Gov. Gavin Newsom recognized the emergency of dwindling water reserves in Sonoma and Mendocino counties. His announcement forewarns that we will all have to sacrifice to survive an extended drought. In an April 23 editorial, The Press Democrat called for "the brave and necessary step" of restrictions on water use and recommended implementing conservation measures immediately ("Drought requires stronger mandate for conservation").

That's why I am having a hard time reconciling county officials' plans to cover many acres

of agriculturally zoned land with cannabis, a particularly water intensive crop. Could someone explain why the Board of Supervisors is thinking of allowing a huge expansion of cannabis cultivation in the middle of a water shortage?

The decision to move forward on permitting cannabis is on the table. Whether it's 65,000 acres, as a county consultant wrote in a study, or 20,000 or 10,000, it's too much.

If we have to ration water, who will get priority - traditional agriculture and businesses of the county or a controversial new venture with known impacts on neighborhoods, residents and our water supply?

In this equation water is the more limited commodity and, unlike cannabis, is essential for our survival on earth.

MERCY SIDBURY

Sebastopol

Also scheduled for May 6 print edition.

<https://sonomasun.com/2021/05/03/strange-bedfellows-behind-sonoma-countys-cannabis-push/>

Strange bedfellows behind Sonoma County's cannabis push

Posted on May 3, 2021 by Sonoma Valley Sun



The North Bay Leadership Council endorsed an extreme cannabis ordinance that invites massive outdoor cultivation in Sonoma County. Friedman's Home Improvement, Comcast, Redwood Credit Union, Wells Fargo Bank, Kaiser Permanente, St. Joseph Health, and Sutter Health are on its letterhead.

The proposal eliminates health, safety, and nuisance protections for anyone subjected to noxious terpene pollution—the skunk-like stench from cannabis plants. Petaluma-area residents successfully sued a commercial grower for nuisance when odors invaded their homes. It caused significant breathing problems for an adult with asthma and a young paraplegic who needs a breathing tube.

Why do these companies squander their precious credibility? Should anyone do business with

enterprises that think residents don't deserve to breathe clean air?

The council is dominated by large corporations such as Cannacraft, SPARC, a Big Cannabis law firm, and newspapers controlled by a prominent cannabis lobbyist in Sacramento. Curiously, the council doesn't promote outdoor cultivation in Marin County, which bans it. Many of its corporate members are based there, and CEO Cynthia Murray is a former Marin supervisor.

Why not festoon Mount Tam with hideous hoop houses and greenhouses that resemble industrial self-storage units? Shouldn't Marin residents breathe terpenes too?

Mindless boosterism is not leadership.

— **Craig S. Harrison, Santa Rosa**

From: Anna Ransome <ransome@sonic.net>

Sent: Monday, May 3, 2021 7:00 AM

To: Nancy & Brantly Richardson <nrchrdsn@sonic.net>

Subject: LTE

Doing the right thing

EDITOR: As every aware Sonoma County resident knows, we are in a drought crisis. On Wednesday, Supervisor Lynda Hopkins was quoted as saying that the county will start "asking people to do the right thing" with regard to water conservation ("County declares a drought crisis").

The supervisors' supportive stance toward conversion of agricultural lands in Sonoma County to commercial pot farms that use six times more water than vineyards, including Hopkins', is not the right thing with regard to water conservation. We ask the supervisors to do the right thing and reject the proposed regulations that promote and enable water-gluttonous cannabis farms, which in this time of drought are unsustainable and counterproductive to water conservation.

ART RAYMOND

Santa Rosa

Sent from my iPhone



Press Democrat April 26

Saying goodbye

EDITOR: I love my community. Guerneville had been my home for much of three decades. The people are outstanding, and it was a quiet and safe place to live. Unfortunately, our supervisors' wish list and the drought have caused me to start making trips north, to leave California where I was born over 60 years ago.

SMART rail, which increased taxes, allowing bed-and-breakfasts to increase to unbelievable numbers brings fights and crime to our area, **and now cannabis farmers.**

Last year I asked somebody who was buying a load of water what's up, and they said their well had run dry from the drought. This is not unusual, but knowingly compounding the problem is. Lynda Hopkins and the other supervisors do not care about anything but money.

Well, got to hit Zillow. See ya.

JORDON BERKOVE

Guerneville

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Press Democrat April 23

Cannabis and water

EDITOR: The ad on the back page of the front section of the April 4 paper nailed the cannabis explosion in our county. In the 1970s we complained about vineyards taking over pear and walnut orchards to no avail; money speaks. Our water table dropped and some wells were affected, but new dams and reservoirs helped control the reduction. Have we forgotten?

The proposal to open 60,000 acres to cannabis would severely affect our water supply, which is unacceptable, let alone the odious smell and, of course, the probable crime increase. Look at our reservoirs vanishing water levels and tell us it is OK to let the unquenchable cannabis fields take the remaining water. We are once again moving rapidly into a drought situation with water rationing to follow. Cannabis fields will impact severally everyone's water.

Is this probable impact on all residents truly worth the implied tax money to the county? I can think of no other reason for approval. This old codger asks the supervisors to please reject this ordinance.

BILL TETT

Sonoma West April 22

Examine planning, economic impacts of cannabis ordinance

The new cannabis ordinance is not just planning policy; it's economic policy. The *Press Democrat* has stated that 1 acre of cannabis yields \$1,000,000 in revenues. If 15,000 acres go into cannabis cultivation, that is \$15,000,000,000 in revenues for growers.

Cannabis might be a plant but its extraordinarily high market value places it in a distinct category with much different social and economic implications, which is why it should not be in the same category as a traditional agriculture crop. How many farmers do you know gross \$1,000,000 per acre per year?

Good economic policy creates a healthy, diverse economic system, benefitting all community members not one industry. Large scale, outdoor grows potentially threaten Sonoma County's tourist industries. Just as people don't want to look at oil derricks along the Pacific Ocean, they don't want to look at big plastic hoop houses in our countryside. Vacationers don't want to see fenced-in hillsides with security guards and drones.

The oil and gas industry made money by drilling off the California Coast; how much public benefit do we receive from those oil derricks? How much did we give up?

Government policy should not reduce the value of one person's property so that someone else can make millions annually by having a commercial grow next door. Good economic policy preserves the value of the existing residents' property (after all they have been paying taxes and contributing to the local economy) while also providing economic gateways for new industry. Good economic policy addresses the environmental impacts in terms of light pollution, water usage, plastic consumption, pesticides and fertilizers. Good economic policy builds in public benefit - such as a tax on gross cannabis revenues -when you have a high profit margin industry. Good economic policy opens pathways for new industry without diminishing the profits of existing businesses and reducing the wealth of current residents.

The Planning Commission and Board of Supervisors need to address the planning and the economic impacts of this ordinance. To do one without the other is not only incredibly short-sighted, it does not maximize the

potential to create a policy that could work for growers, community members and the public sphere. If done correctly, the ordinance has great economic potential for all of Sonoma County.

Kate Haug

Sebastopol

Press Democrat April 21

Cannabis and homes

EDITOR: As relative newcomers to Sonoma County — only owning property here for 11 years — we do not understand the county supervisors' attitude toward promoting cannabis growing in this county.

Striving toward being the marijuana capital of California does not improve the reputation of the county as a good place to live or even visit for most people. Further, the notion that cannabis grow sites should be at least 1,000 feet from public parks, trails and schools but can be as close as 300 feet to houses where people and their children live does not make sense. There should be at least a 1,000-foot setback between cannabis grow sites and residences to help resolve environmental problems.

JOHN and SUSAN DEAN

Sebastopol

Press Democrat April 21

Looming water conflicts

EDITOR: Nearly every day I read another article about the severity of California's drought crisis and how climate change compounds the impacts of drought. Many wells around Sonoma County are already critically low. Yet the public is receiving mixed messages from county leaders.

Residents will need to conserve 30%-50% of water usage, Supervisor Linda Hopkins recently advised. "In my opinion, if it's not something you're going to eat, maybe you shouldn't be watering it," Hopkins said ("Bracing for water cuts as reservoirs get lower," April 3).

Yet the county appears to be charging ahead with rule changes that would permit cannabis grows on potentially tens of thousands of acres, without adequate water use studies. Napa County studied cannabis water use and decided against cannabis grows due to data that indicate grows will use six times or more water than vineyards.

Required grow setbacks from neighboring properties of only 100 feet, or 300 feet from neighboring residences, are completely inadequate to protect neighbor wells and

shared aquifers.

With no neighborhood input required for permits to be issued, the county is teeing up perpetual conflicts and likely lawsuits between cannabis growers and neighborhoods when our wells run dry and our groundwater disappears.

BRENNA SHELDON

Sebastopol

Press Democrat – April 20

Fencing the countryside

EDITOR: When I think of Sonoma County, I think of a picturesque drive through the countryside, through fields with cattle, orchards and wine grapes, trees and mountains surrounding me. The vistas are so wonderful and are the attraction for a dynamic tourism industry.

All of this is in jeopardy if our supervisors vote for the cannabis draft ordinance as it currently stands. It allows plastic hoop houses on up to 65,000 acres, littering our scenic countryside. The requirement of security fencing to screen operations from view means additional acreage will be covered by 8-foot-high screened metal fences. Imagine cruising a country road looking at acre after acre of visually intrusive screened fences and stopping at a winery for a wine tasting or a picnic on a hill and looking out at a landscape of commercial fences.

The draft ordinance admits that "the high value of the crop creates the need for solid fencing, screening which may affect scenic views." Our rural open-space character will be impacted with industrial development that looks like mini-storage facilities with plastic hoop houses, security fencing, cameras and lights.

There has to be a better way.

GAIL FREDERICKSON

Santa Rosa

Sent from my iPhone

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Sonoma West Times April 15

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Clean air

The names of Kaiser Permanente, St. Joseph Health and Sutter Health are prominent on the North Bay Leadership Council's recent letter to the board of supervisors. The council supports proposed revisions to the cannabis ordinance, apparently drafted by the cannabis industry, that among other things remove health, safety and nuisance protections to neighbors who are exposed to pungent terpene odors. In 2018, Petaluma-area residents successfully sued a cannabis grower for nuisance when odors impinged on their homes. Press reports state the stench caused significant breathing problems for an adult with asthma and a young paraplegic who needs a breathing tube. The cannabis proposal also allows growers to blow plant oil aerosols and oxidizing agents into neighbors' property. The safety of inhaling these chemicals is untested, and may cause lung damage. Do Kaiser Permanente, St. Joseph Health and Sutter Health truly support extinguishing the rights of sensitive patients who are exposed to air pollution? Do they think that county residents don't deserve to breath clean air? If the North Bay Leadership Council snookered the health care providers, they should resign from it. Why would health care providers promote the fantasies of large, greedy corporate cannabis enterprises?

Craig S. Harrison

Santa Rosa

Sonoma West times April 15

Drought and cannabis

While county residents mull over the looming water scarcity brought on by two years of drought, our water crisis intensifies with the rollout of commercial cannabis, Napa's "9111 Report" states cannabis water demand per harvest is six times that of grapes. That fact, added to grape taint, overspray, odor and aesthetics, led Napa county to ban commercial cannabis. Why is Sonoma County so intent on fast-tracking permits, in spite of the obvious drawbacks?

Concerned residents are not alone in their worries. National Marine Fisheries Service, California Department of Fish and Wildlife (CDFW) and California Native Plant Society have all weighed in with additional standards required to address the impacts of opening 65,000 acres for

outdoor and hoop house production with a ministerial permitting scheme. A March 17 CDFW letter states “We recommend that the review should be discretionary not ministerial.” State cannabis law set conditions that each project needs individual environmental analysis and cumulative study, both conditions impossible with ministerial permitting.

This is no time to issue permits with limited water analysis. Instead fix the discretionary permitting process and complete careful and adequate environmental studies to satisfy state law, concerned agencies and environmental organizations.

Anna Ransome

Graton

Press Democrat April 16

Uninformed officials

EDITOR: It does not go without note that Supervisor Lynda Hopkins was quoted as saying that she has not seen that there were 65,000 acres that would be available for cannabis growing under the county’s proposal (“Rift over cannabis farms widening,” April 4). If she didn’t know such an important provision, it indicates to me that she may not fully understand the depth and breadth of this ordinance that she advocated for. Agricultural Commissioner Andrew Smith, when asked at a town meeting if hoop houses would need permits, gave an answer and then vacillated and changed his answer. Seems he wasn’t clear. These are very basic provisions.

The ramifications of this proposed law are huge. When our elected officials and their appointed staff are not fully educated on what they are proposing, it puts all constituents in jeopardy. This is indeed troubling.

RACHEL ZIERDT

Sebastopol

Press Democrat, April 14

Take the long view

EDITOR: This year, our county is once again heading into drought. We need our planners and supervisors to take a long view. I am disappointed in our county's proposed cannabis ordinance, which goes for a one-size-fits-all, let's-make-it-easier approach.

The proposed revision does not make it easy. Small growers' needs are not adequately addressed. Residents seeking setback buffer zones of 1,000 feet from their homes find their needs are not considered.

The main argument for encouraging cannabis production is economic. We do need a strong local economy. But what do we want that local economy to be comprised of? Our foodshed bonds our county. What will happen to cropland values if they are based on the current estimated \$1.1 million an acre that cannabis yields? What will happen to our communities if they are left to battle over whether sites are appropriate?

It is time to do things in a new way, rather than allowing one type of agriculture to proliferate because it is profitable now. Let's encourage our local government to do more study and planning around this important land use issue. Let's ensure everyone's resilient future in Sonoma County.

VEVA EDELSON

Bloomfield

Beautiful Sonoma County at risk - Sonoma West Times April 8

When I think of Sonoma County, I think of a picturesque drive through the countryside, through fields with cattle, orchards and wine grapes, trees and mountains surrounding me. The vistas are so wonderful, and are the attractor to a dynamic tourism industry.

All of this is in jeopardy if our supervisors vote for the new cannabis draft ordinance as it currently stands. It allows plastic hoop houses on up to 65,000 acres littering our scenic countryside. The requirement of security fencing to screen the operation from view means additional acreage will be covered by eight-foot-high screened metal fences. Imagine cruising a country road looking at acre after acre of visually intrusive screened fences, and stopping at a winery for a wine tasting or a picnic on a hill and looking out at a landscape of commercial fences.

The draft ordinance admits that “the high value of the crop creates the need for solid fencing, screening which may affect scenic views.” Our rural open-space character will be impacted with industrial development that looks like mini-storage facilities with plastic hoop houses, security fencing, cameras and lights.

There has to be a better way.

Gail Frederickson

Santa Rosa

Press Democrat April 13, 2021

Hopkins’ comments

EDITOR: I found Supervisor Lynda Hopkins’ comments in the April 4 article about cannabis farms disingenuous at best (“Rift over cannabis farms widening”). I scratched my head when I read that she questioned where the figure of 65,000 acres available for cannabis cultivation came from and said she would like to see data to back up that assertion.

For the past several years, she and Supervisor James Gore comprised the committee that directed county planning staff on developing a new cannabis ordinance. If the figure is grossly over what is available or economically viable, why didn’t she ensure that a more accurate figure was incorporated into the draft ordinance and used as a basis for addressing environmental and aesthetic impacts?

At a minimum, urban boundary acreages should have been excluded as well as federal- and state-recognized impacted water sheds. A properly crafted ordinance could allow for ample acreage for cannabis grows while protecting rural residents’ quality of life.

I have to agree with the growers and rural residents that from inception the county’s cannabis regulations have been a fiasco.

For the record, the 65,000-acre figure is on Page [25](#) of the county’s draft subsequent mitigated negative declaration.

S. BRANTLY RICHARDSON

Santa Rosa

Press Democrat April 12, 2021

Cannabis rules

EDITOR: I'm amazed at the apparent love our local governments have for cannabis. Not for their personal use, of course, but for the whole industry: cultivators, processors, dispensary builders and owners.

The most recent demonstration of their willingness to bend over backward for cannabis is the proposed county ordinance that would allow expansion of land use for all aspects of the cannabis industry. Project approvals would become "ministerial," that is, by a planning employee's decision, unannounced to the public by hearings and environmental reviews that normally alert neighbors to

coming changes near them.

Unstudied questions about water usage would not be considered, either project-by-project or in a cumulative way, relating to total water usage in this drought-prone county. Also unstudied would be neighborhood nuisance effects. Law enforcement doesn't yet have instruments for testing drivers impaired by being stoned, as alcohol use can be assessed.

I understand this new profitmaking industry pleases a lot of potential investors, local entrepreneurs and landowners. But at what cost to all people of the county? Please tell your supervisors that they should reconsider such widespread expansion of this nonessential industry.

ANNE E. SEELEY

Santa Rosa

Press Democrat April 12, 2021

Our scarce water

EDITOR: Given the drought, we wonder how the Board of Supervisors can even contemplate a cannabis ordinance opening more acreage to cannabis cultivation than is currently planted in wine grapes. According to a study from Napa County, cannabis uses over six times more water than vineyards.

This year in Santa Rosa, we have received only a little over 50% of average rainfall. Our reservoirs are low, and south county farmers are trucking in water. Residents wells are going dry in the Two Rock area.

Residents are being told to limit water use. Protecting water resources should be the No. 1 goal of the Board of Supervisors. It is key to our future.

MARVIN and PAT MAI

Santa Rosa

Press Democrat 4/11

A cannabis EIR is needed

EDITOR: Imagine my surprise when stepping out to gaze at the stars one night recently and realizing the smell was not our local skunk. It was strong enough that I went inside, closed our windows and eventually gave up on spending the evening outside.

I've spent my whole life working to afford my home, simple as it is, and thousands more on county taxes each year. Now I get to worry about my well, thanks to county staff approval of 20,000 square feet of cannabis production next door.

There are plenty of suitable locations for cannabis production; our rural residential neighborhoods are not one of them.

Please demand a countywide environmental impact report, so that we can all know,

to the best of our collective ability, what the impacts of the proposed cannabis ordinance will be on our precious water supply and on our neighborhoods.

TOM DANAHER

Sebastopol

Sonoma Gazette – April issue

Proposed cannabis regs ‘cookie cutter’ approach

There is a reason that of 58 California counties only 15 allow outdoor commercial cannabis.

Impacts on neighborhoods are just too severe to offset with any mitigations.

Sonoma County started out with a use permit process, which is what is required by the California Environmental Quality Act (CEQA) but is now attempting to go to a ministerial process to accommodate the cannabis industry demands. This is applying a cookie cutter approach to land use. Our county is too diverse to assume all parcels are so much alike that you can apply the same imaginary checkbox solution to each one. Other counties have tried this scheme but have had to return to use permits, after years of wasted time and lawsuits.

This attempt to bypass CEQA law will not succeed, but our County officials surge blindly ahead. Meanwhile the failed Penalty Relief Program allows those who broke the law and avoided taxes for years to continue

to operate and even expand without consequences.

The commercial cannabis rollout is a failure and the only way forward is to abandon the 2/16/21 Draft Ordinance and go back to amending the previous ordinance so that the scuttled neighborhood compatibility phase will finally be fulfilled.

Marcy Meadows Graton

Sonoma Gazette – April issue and Sonoma West - April 1

What about neighbor inputs?

The Sonoma County Board of Supervisors in their original 2016 cannabis ordinance promised that cannabis growing “would not be detrimental to health, safety, welfare or materially injurious to properties or improvements in the vicinity.” This is being sidelined in the new draft ordinance proposals. Gone will be any ability for neighbors to have input into permits.

The cannabis industry successfully lobbied for a much easier permitting process. In the draft

ordinance cannabis, permitting will now be directed by the Ag Commissioner instead of a more rigorous process with Permit Sonoma.

65,000 acres will be open to cannabis growing, eclipsing wine grapes at 60,000 acres.

Little is being done to check environmental impacts. Water usage, estimated to be at least seven times that of the wine industry, is not being addressed. Nothing is being done to insure that smells caused by growing the plants will be monitored and mitigated.

Grows are allowed a mere 300 feet from neighboring structures.

If this new ordinance is allowed to go into effect in its current reiteration, the rural character that we love in Sonoma County will vanish.

Let the Board of Supervisors know that this is not the correct direction for Sonoma County.

Chris Stover Sebastopol, CA

Sonoma Gazette – April issue

Homeowners: Beware of cannabis

Dear Sonoma County Homeowners: Please be aware a cannabis ordinance is now out for public review and would allow cannabis cultivation on Agricultural properties adjacent to residential homes. There would be no notice or opportunity to review a proposal and it's impacts on your residential property and quality of life. There are rural residential communities and neighborhoods across the County mobilizing to propose reasonable standards be included in the Ordinance. We need your help to make this happen. Please get involved and join us in protecting neighborhoods.

Outdoor and hoop house cannabis cultivation will be a ministerial permit which means it is allowed in Agricultural zone districts without public hearing or environmental review on parcels 10 acres or more.

Setbacks for a cultivation area are only a minimum of 300 feet from a residence on an adjoining parcel, not the property line. The hours of operation allowed are 7 days per week, 24 hours a day with deliveries and shipping and outdoor processing allowed from 8 am to 5 pm. There can be multiple tenants on the property.

There are requirements for lighting, security, fencing, screening, dust control, odor, energy Use, noise limits, waste management, water run-off and ground water use. The long list of requirements show the magnitude of impacts possible from this use.

Imagine security fencing along your property line and cannabis operations 24 hours a day, 7 days a week, 300 feet from your home.

The ordinance would allow cultural events, special events, tours, tasting and similar activities.

The homeowner groups involved support a minimum 1000-foot setback around unincorporated communities and residential neighborhoods adjacent to Agricultural zoned lands.

A 1000-foot setback is currently required around other sensitive uses such as schools, treatment centers and parks. Please visit this website to see how your specific property would be impacted.

www.itstoomuchcannabis.com The Sonoma County Supervisors are tentatively scheduled to hold public hearings on Tuesday, April 13th 2021. Please ask for your Supervisor's vote to protect your residential quality of life.

Dick and Vi Strain

Sonoma Gazette – April issue and Sonoma Index Tribune - April 8 and Sonoma West April 1

Lack of planning?

Dear Editor: Sonoma County wants to be a mecca for outdoor cannabis cultivation, boasting that people prefer Sonoma County weed because of soil and climate. Yet they bring in external soil, discard spent soil, and shield plants from our natural climate in hoop houses or greenhouses. The proposed new ordinance will attract big players from out of state. Do we want 20+ acre mega grows like in Santa Barbara and Humboldt Counties, outcompeting our local growers?

No other Bay Area county allows outdoor cannabis cultivation for good reasons. Odor can drift thousands of feet, impacting wineries and requiring neighbors to remain indoors with windows closed. 24/7 commercial activity with many workers further destroys neighborhoods, and fields of white plastic hoop houses mar our hillsides. This is in addition to huge negative environmental impacts of extensive water and electrical usage, and increased traffic and people in high fire prone areas.

Our county can do much better in revising its cannabis ordinance to streamline for local growers, protect residents, environment and visual impacts, by conducting a proper EIR to determine suitable areas and conditions for responsibly growing cannabis. Yet our Planning Commissioners want to accept this new ordinance acknowledging that environmental review is lacking.

Deborah Eppstein

Sonoma Gazette – March issue

Cannabis tourism slippery slope

Dear Editor:

Our Supervisors are going to decide soon whether cannabis tourism promotion will be

part of the new cannabis ordinance. This is a slippery slope! Getting high in the privacy of your home is one thing. But how will cannabis tast-ing rooms operate - will they resemble opium dens or cigar bars, with tourists lounging while munching appetizers until the drug takes effect? And, then where do they go? Road safety is a major concern here.

Although tourism is important to Sonoma County; let's put it in perspective. Pre-pandemic data from the Sonoma County Economic Development Board, shows tourist spending at about 6.5% of Sonoma County's annual Gross Domestic Product (GDP). This includes a full range of tourist types, such as bicyclists and coastal visitors. However, media's coverage of tourism may lead the public to believe tourism is the dominant factor in our economy – not so. Six (6) other industries generate more value to the County's GDP.

In fact, Sonoma County's greatest assets are what we – citizen advocates working constructively with our County officials – have preserved: A pristine coast, extensive agricultural lands, greenbelts and community separators, as well as open space and park lands. And, County voters consistently vote for additional taxes to protect and pre-serve these environmental and community assets.

Please write your Supervisor and encourage him or her to retain County Ordinance No. 6245, Sec.26-88-250 (c) (5), which states: "Tasting, promotional activities, and events related to commercial cannabis activities are prohibit-ed."

Charlene Stone

Santa Rosa, CA

4/10 Press Democrat

A water solution

EDITOR: The problem with water is that there is not enough. Agriculture uses eight times more water than urban users. It takes over 300 gallons of water to make one gallon of wine.

To fill needs, the county is contemplating the purchase of Scott Dam (\$200 million with liabilities), seeking Eel River water to pass through Lake Mendocino. This water never makes it to Sonoma County as it is hijacked by Mendocino County ag diverters along the way.

There is available water in Lake Sonoma. Transporting this water for use is a problem. A pipeline is needed at an estimated cost of \$80 million to \$100 million.

The county is contemplating additional uses - cannabis cultivation (a huge water user) and additional housing.

Solution: Build that pipeline, constrain cannabis and conservation by all users - ag, vineyard

and urban uses.

ALAN LEVINE

Santa Rosa

Sent from my iPhone

4/8/21 Press Democrat

Cutting neighbors out

EDITOR: There is a reason that of 58 California counties only 15 allow outdoor commercial cannabis. Impacts on neighborhoods are just too severe to offset with any mitigations.

Sonoma County started out with a use permit process, as is required by the California Environmental Quality Act, but the county is now attempting to go to a ministerial process to accommodate cannabis industry demands.

This is applying a cookie-cutter approach to land use. Our county is too diverse to assume all parcels are so much alike that you can apply the same imaginary check box solution to each one. Other counties have tried this scheme but have had to return to use permits after years of wasted time and lawsuits.

This attempt to bypass CEQA will not succeed, but county officials surge blindly ahead. Meanwhile the failed penalty relief program allows those who broke the law and avoided taxes for years to operate and even expand without consequences.

The commercial cannabis rollout is a failure and the only way forward is to abandon the Feb. 16 draft ordinance and go back to amending the previous ordinance so that the scuttled neighborhood compatibility phase will finally be fulfilled.

MARCY MEADOWS

Graton

4/7/21

Where is my well water?

EDITOR: Our supervisors are rapidly marching toward approving a cannabis ordinance that will significantly impact our wells and groundwater at the same time that "officials are asking for voluntary reductions in water use," according to a Press Democrat article published Saturday ("Bracing for water cuts as reservoirs get lower").

According to a Napa County report published in 2020, cannabis uses at least six

times the amount of water compared to grapes per crop. The draft cannabis ordinance has targeted 65,000 acres for commercial cannabis development without analyzing the cumulative impact all that cannabis will have on our precious groundwater.

If you rely on well water, it is imperative that you start logging your well water availability now. Your well log will be your only defense against a commercial cannabis grow in your neighborhood that sucks everyone's well dry.

TESS DANAHER

Sebastopol



Wrong place for cannabis

EDITOR: We are residents of Sonoma and moved here because of the beauty of Sonoma County, including the vineyards that dot our landscape. We are concerned with the plans to ease restrictions for the cultivation of cannabis. There are at least three important concerns that must be addressed.

First, the odor is absolutely unpleasant and it is impossible to contain. Sonoma residents should not have to deal with this skunk-like odor.

Second, the water that is needed to grow this crop is off the charts compared to other crops. We need to take into account that our climate is changing, and so is our water supply. With all the new development in Sonoma County and the further demand for water associated with the growth of cannabis, there isn't an adequate water supply available.

Third, it's difficult to understand any decision to approve cannabis projects except that they're offering to buy their way into our county.

Please don't let this industry change the character of Sonoma County. Don't change our land use rules. There are more appropriate areas in the state where cannabis could be grown without such conflicts.

SALLY and RON GRASSI

Sonoma

Cannabis and the economy — at what future cost?

Posted on [April 8, 2021](#) by [Sonoma Valley Sun](#)

This year our Sonoma County is, once again, heading into drought. We need to take a longer view when making choices that impact our collective resources.

This is why I am disappointed in our county's new cannabis ordinance, which goes for a one-size-fits-all, let's-make-it-easier approach. In fact, the revision does not make it easy for

anyone. Growers' needs are not adequately addressed. Residents seeking setback buffer zones of 1000 feet from their homes find their needs are not considered.

The main argument encouraging cannabis production is economic. We do need a strong local economy. But, what do we want that local economy to look like, and what types of agriculture can we rely on to support us? Our food shed bonds our county. What will happen to cropland values if they are based on the current 1.1 million dollars an acre that cannabis yields?

Perhaps it is time to do things in a new way, rather than allowing one type of agriculture to proliferate because it is profitable now. Maybe we didn't need to flood the market with vineyards, and maybe we don't need to do it now, with cannabis. We can't afford a million gallons of water an acre for thirsty cannabis during a prolonged drought.

Let's encourage our local government to do more intelligent planning around this important land-use issue. Let's ensure everyone's resilient future in Sonoma County!

— **Veva Edelson, Bloomfield, Sonoma County**

Cannabis Draft Ordinance not as promised

Posted on [April 7, 2021](#) by [Sonoma Valley Sun](#)

The Cannabis Draft Ordinance is contrary to what the public was told and promised coming out of public hearings from the first amendment back in 2019. Namely, the first amendment was a temporary patch, didn't cover neighborhood concerns, and promised that phase 2 would primarily address neighborhood compatibility issues via an open meeting and outreach process.

Supervisor Hopkins stated "The second set of amendments... will focus on neighborhood compatibility... I remain committed to prioritizing the neighborhood compatibility phase of the cannabis ordinance." There has been no public outreach over the last 2 years and nothing in the proposed draft increases neighborhood protections. The same parcel size and setbacks remain.

This ordinance would allow a business to manufacture a product that requires 24/7 security to be within 100ft of a neighbor's property. How is allowing a product, any product, that requires around-the-clock security, ever compatible with a neighborhood of families? The ordinance provides 1000 ft. setback for "sensitive uses" like schools and parks. But when your spouse and children come home only 100ft is provided. Your family counts less at home?

— **Bill Krawetz, Sebastopol**

Proposed cannabis grow would overwhelm the community

Posted on [April 5, 2021](#) by [Sonoma Valley Sun](#)

We, the residents of Bloomfield, are extremely concerned about the imminent health and safety violations posed by the major revisions to the Commercial Cannabis Cultivation Ordinance of 2018, to our town, as well as other residential communities in Sonoma County.

If any changes are to be made to the ordinance, they must be considered on an individual permit basis accompanied by a full environmental impact report. Our town has 424 inhabitants. The proposed grow abuts the back yard of fourteen families and a historical Pioneer cemetery. It would be an eighty-acre, full-time, commercial operation in the center of our town. Should that be allowed to take place?

Cannabis is nothing like any other agricultural endeavor. The perpetual odor, the crime it brings, the health issues, the infrastructure overload, the pesticide pollution, wildlife displacement, and environmental damage, to name a few items, makes such enterprise in the midst of a residential community, prohibitive.

We are in the midst of a drought and live in a zone 3, marginal groundwater area. Help!

— Marta and David May, Petaluma

County's cannabis rules must provide for public review

Posted on [April 3, 2021](#) by [Sonoma Valley Sun](#)

Sonoma County is positioning to become a major commercial cannabis cultivation center. Napa and Marin Counties have prohibited cannabis cultivation. Humboldt County has approved it with very strong protections for adjacent residential properties including a 1000-foot setback and a conditional use permit providing a public hearing and environmental review.

Sonoma County has taken a different approach and will approve Commercial cannabis cultivation on parcels 10 acres or more through a ministerial permit which allows it in Agricultural zone districts without public hearings or environmental review. Setbacks for a commercial cultivation area are only 300 feet from a residence on an adjoining residential parcel and 100 feet from the property line. There would be no opportunity for residential property owners to have a say on how a commercial cannabis project might impact residential use of their property. The only option would be to file a lawsuit.

The proposed cannabis ordinance is scheduled for the Board of Supervisors review in late April. Let your Supervisor know it's important to provide a setback of at least 1,000 feet from our homes and the ability to have a say in our future.

— Vi Strain, Petaluma

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From: [nfleig](#)
To: [Arielle Kubu-Jones](#); [Andrea Krout](#); [district3](#); [district5](#); [Cannabis](#); ichamber@sonoma-county.org
Subject: Cannabis Ordinance BOS 5/18/21
Date: Friday, May 14, 2021 9:08:54 AM

EXTERNAL

Dear Supervisors:

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups. I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties.

Sincerely,

Nyla Fleig

Graton resident

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From: [nancy.rowinsky](#)
To: [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#); [Cannabis](#)
Subject: Cannabis ordinance
Date: Friday, May 14, 2021 5:18:42 PM

EXTERNAL

Dear Supervisors,

I am part of a coalition of neighbors and environmental activists who are trying to preserve what makes Sonoma County so special: our scenic beauty and precious natural resources. Our goal is to limit these cannabis grows to small areas away from residences, not in public view, and not spreading noise or odor.

We want the County to remember that *Class 1 Bikeways meet the definition of parks in the Sonoma County Code of Ordinances and belong in the sensitive use category, subject to 1000' setbacks from cannabis operations.*

Additionally we urge the county to

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.
6. Increase setbacks from property line of all residences & sensitive uses to 1,000' for outdoor and hoop house cultivation and 300 feet minimum for indoor & greenhouse cultivation.
7. Force cannabis processing into facilities in commercial and industrial zones only.
8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor & greenhouse cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worse for existing permits.
12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Save trees with fruit or nuts from destruction, including oaks.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.
15. Impose a local residency requirement, where "operators" are defined as owning at least 51% of the applying business.
16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this during a pandemic when so many people are struggling and distracted, during a drought emergency without an adequate water study, without a appropriate environmental review or listening to affected neighbors is an unnecessary rush to judgment.

Nancy Rowinsky - Sebaastopol

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From: [Patrick Ball](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Objections to New Cannabis Ordinances
Date: Friday, May 14, 2021 2:56:54 AM

EXTERNAL

Dear Supervisors:

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups. I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties.

Patrick and Susan Ball / Sebastopol

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From: [phillip knowlton](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#); [Phillip knowlton](#)
Subject: Please listen to county residents that do not want cannabis grown near communities where people ,schools and parks are located already
Date: Friday, May 14, 2021 8:22:26 PM

EXTERNAL

Dear Ms. Hopkins and Mr. Rabbitt

I understand you and the staff don't actually read letters like mine sent by voters.

You count the X times letters pro and con are received.

Ok understand that.

Therefore I will paste the form letter below from FOG. They do read and listen to concerns voters have about marijuana growing in Sonoma County

First just in case anyone does read...I am a 20-year farmer in the Graton area, I oppose commercial marijuana farms being permitted by you to operate nearby in our communities, schools, daycare centers, and public parks and trails

These commercial marijuana farms need to be far away from communities.

Please consider alternatives where we don't live. Lots of usable farmland in West County.

Please preserve what makes Sonoma County so special: our scenic beauty and precious natural resources. Our goal is to limit this cannabis growth to small areas away from residences, not in public view, and not spreading noise or odor. Unfortunately, this is not what has been proposed.

SPECIFICALLY, we want the County to change the following:

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.
6. Increase setbacks from property line of all residences & sensitive uses to 1,000' for outdoor and hoop house cultivation and 300 feet minimum for indoor & greenhouse cultivation.
7. Force cannabis processing into facilities in commercial and industrial zones only.
8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor & greenhouse cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worse for existing permits.
12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Save trees with fruit or nuts from destruction, including oaks.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.
15. Impose a local residency requirement, where "operators" are defined as owning at least 51% of the applying business.
16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this during a pandemic when so many people are struggling and distracted, during a drought emergency without an adequate water study, without a appropriate environmental review or listening to affected neighbors is an unnecessary rush to judgment.

Thank you for your consideration and attention

Phillip Knowlton

Family Farm was in Graton

Now living in Petaluma

cell 415 225 6214

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From: [Patrick Pfahl](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Cannabis ordinance
Date: Friday, May 14, 2021 2:56:28 PM

EXTERNAL

Supervisors,

Class 1 Bikeways meet the definition of parks in the Sonoma County Code of Ordinances and belong in the sensitive use category, subject to 1000' setbacks from cannabis operations.

We represent a coalition of neighbors and environmental activists who are trying to preserve what makes Sonoma County so special: our scenic beauty and precious natural resources. Our goal is to limit these cannabis grows to small areas away from residences, not in public view, and not spreading noise or odor. Unfortunately, this is not what has been proposed.

SPECIFICALLY, we want the County to change the following:

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.
6. Increase setbacks from property line of all residences & sensitive uses to 1,000' for outdoor and hoop house cultivation and 300 feet minimum for indoor & greenhouse cultivation.
7. Force cannabis processing into facilities in commercial and industrial zones only.
8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor & greenhouse cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worse for existing permits.
12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Save trees with fruit or nuts from destruction, including oaks.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.
15. Impose a local residency requirement, where "operators" are defined as owning at least 51% of the applying business.
16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this during a pandemic when so many people are struggling and distracted, during a drought emergency without an

adequate water study, without a
appropriate environmental review or listening to affected neighbors is an unnecessary
rush to judgment.

Thank you for considering theses opinions
Patrick Pfahl
Graton

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From: [Arielle Kubu-Jones](#)
To: [Cannabis](#)
Subject: FW: Deny proposed Cannabis Ordinance
Date: Friday, May 14, 2021 4:25:02 PM

-----Original Message-----

From: Paul-Andre Schabracq <pas8@comcast.net>
Sent: Friday, May 14, 2021 3:24 PM
To: David Rabbitt <David.Rabbitt@sonoma-county.org>
Cc: Susan Gorin <Susan.Gorin@sonoma-county.org>; Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>; Andrea Krout <Andrea.Krout@sonoma-county.org>; Chris Coursey <Chris.Coursey@sonoma-county.org>; Sean Hamlin <Sean.Hamlin@sonoma-county.org>; James Gore <James.Gore@sonoma-county.org>; Jenny Chamberlain <jchamber@sonoma-county.org>; Lynda Hopkins <Lynda.Hopkins@sonoma-county.org>; Leo Chyi <Leo.Chyi@sonoma-county.org>
Subject: Deny proposed Cannabis Ordinance

EXTERNAL

Hello Supervisor Rabbitt,
We are your constituents and urge you to deny the proposed Cannabis Ordinance.
It needs to be completely redone along with a comprehensive EIR.
Our wells are running dry.
Cordially,
Paul-André Schabracq
Edmée Danan, MD
Deborah Sweitzer
2175 Blucher Valley Road, Sebastopol, CA 95472

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From: [Robert Guthrie](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: May 18 BoS cannabis ordinance agenda
Date: Friday, May 14, 2021 12:33:24 PM

EXTERNAL

Dear Sonoma County Supervisors,

You could implement one simple solution **today** to improve the cannabis ordinance and significantly address neighborhood compatibility. It also helps cannabis companies identify more suitable properties to operate their cultivation.

Extend cannabis cultivation setbacks to neighbors' property lines to match those set to schools' property lines:

- Outdoor cultivation: 1,000 feet minimum setback to property line for up to 1-acre of cannabis cultivation
- Indoor cultivation: 600 feet minimum setback to property line

Make this decision on May 18th for both existing pipeline applications, all new applications, and next permit renewals.

The Planning Commission voted to increase outdoor setbacks that border residential parcels to 400 feet from the property line. While this is an improvement, it still does not adequately mitigate the noxious odors from outdoor cannabis cultivation which travel more than 1,000 feet away.

Yolo County hired Trinity Consultants (an environmental, health and safety agency) to conduct a comprehensive EIR, including odor analysis and modelling, after rural residents complained about inadequate setbacks and pungent odor from cannabis cultivation sites. Their research concluded that setback buffers below 500 feet may not be effective, and the optimum distance for buffers is somewhere between 500 and 1,000 feet. The Yolo County Planning Commissioners agreed to 1,000-foot buffers for all identified sensitive uses, including residences in any zone for 1-acre of cannabis cultivation.

These setbacks also need to apply for commercial activities that involve consuming cannabis such as cannabis tourism and events. Please don't start another mess by allowing cannabis events, 'tasting rooms', and shuttles and activities just a few feet from neighboring homes.

And, the same setbacks also need to apply to hemp should the ordinance go into that direction. Hemp odor is a nuisance, too.

Keep in mind that livestock on a DA zoned parcel has limitations and Section 26-08-010 in Chapter 26 of the Zoning Code states: “In the event that the confined animal use is proposed within five hundred feet (500’) of a nonagricultural land use category, it shall require prior approval of a use permit.”

Even livestock has limitations in a neighborhood and has setbacks to a property line.

Regards,

Robert & Grace Guthrie

One of several families on Rural Residential zoned parcels who border a 42,000 sq ft commercial cannabis business located on Montgomery Road, Sebastopol

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From: [Ron Ferraro](#)
To: [Lynda Hopkins](#); [Chris Coursey](#); [Susan Gorin](#); [James Gore](#); [district4](#); [Tennis Wick](#); [Andrew Smith](#); [Pat Gilardi](#); [Liz.Hamon@sonoma-county.org](#); [Stuart Tiffen](#); [Leo Chyi](#); [Sean Hamlin](#); [McCall Miller](#); [Sita Kuteira](#); [Tracy Cunha](#); [Scott Orr](#); [Jennifer Klein](#); [Georgia McDaniel](#); [Jenny Chamberlain](#); [Jennifer Mendoza](#); [Andrea Krout](#); [Cannabis](#)
Subject: March 18 public comment
Date: Friday, May 14, 2021 12:18:17 PM
Attachments: [ATT00001.htm](#)
[Urgency Letter to BOS.pdf](#)

EXTERNAL

Dear Sonoma County Supervisors,

I am writing to you not just as a business owner, but also as a proud resident here in Sonoma County. I am poised to do some great things for our community, with your approval of the proposed ordinance. Below, I have attached a PDF Letter for your review for public comment. I also want to thank you for your time and effort you have put into this matter.

Sincerely,

This message and any attachments are intended for the use of the addressee and may contain information that is privileged and confidential. If the reader of the message is not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, notify the sender immediately by return email and delete the message and any attachments from your system.

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From: [Richard Kagel](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Proposed Cannabis Land Use Ordinance, General Plan Amendment and subsequent Mitigated Negative Declaration - Hearing May 18
Date: Friday, May 14, 2021 3:41:21 PM
Attachments: [BOS_Cannabis_051421_01.pdf](#)

EXTERNAL

Dear Supervisors,

Attached, please find our letter to you from the Board of Directors of the Dry Creek Valley Association regarding the Proposed Cannabis Land Use Ordinance, General Plan Amendment and subsequent Mitigated Negative Declaration - Hearing May 18.

Thank you,

Richard

/Richard A. Kagel, Ph.D.//
//President//
//Dry Creek Valley Association/

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May 14, 2021

**Sonoma County Board of Supervisors
C/O McCall Miller Cannabis@Sonoma-County.org
575 Administration Drive
Santa Rosa, CA 95403**

**Re: Proposed Cannabis Land Use Ordinance, General Plan Amendment, and
subsequent Mitigated Negative Declaration – Hearing May 18, 2021**

Dear Supervisors,

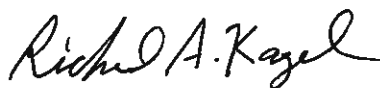
As members of the board of the Dry Creek Valley Association (DCVA), we have been following the amendments and revisions to the proposed cannabis ordinance for Sonoma County, have read the letters in the newspapers and reviewed the information and analysis from neighborhood groups.

On behalf of DCVA we wish to express our alarm that the County has not meaningfully reached out to the DCVA or to residents generally concerning the impacts of the proposed ordinance. We are concerned that the Board of Supervisors may have been disproportionately influenced by the cannabis industry in drafting this policy. We have come to the conclusion that the Subsequent Mitigated Declaration is flawed and should not be adopted by the Board of Supervisors..

The board of the DCVA believes that the Sonoma County Board of Supervisors should return to its earlier decision to do a project-wide EIR before advancing any changes in policy. Sonoma County needs an EIR in order to protect our natural resources, comply with CEQA requirements and give residents a meaningful opportunity to protect their health, safety and peaceful enjoyment of their properties.

Please do not approve this proposed cannabis ordinance as written or adopt the Proposed Mitigated Negative Declaration.

Sincerely,



*Richard A. Kagel, Ph.D.
President
Dry Creek Valley Association*

From: [Sally Weare](#)
To: [Shane Weare](#); [Cannabis](#)
Subject: Cannabis growing in Bennett Valley
Date: Friday, May 14, 2021 2:19:49 PM

EXTERNAL

We have lived on Bennett Ridge for over 30 years and are re-building here after the Nun's fire of 2017. We care deeply about the beauty and tranquility of this unique area.

We are also aware of the impending drought, which means our community wells are threatened already. With an agricultural development on the scale of 600 acres and the water use multiplied, we may be facing a very dry future indeed.

Another major consideration is our narrow winding Bennett Valley Rd, already used by many, which will be overburdened by more workers and equipment traveling on it daily.

Please listen to us residents when you consider allowing this development to happen. Please defeat this measure!

Best regards,
Sally and Shane Weare
707 888 8076

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Sent from Gmail Mobile

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From: [SELMA BLANUSA](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Fwd: Please step back and think of the whole community
Date: Friday, May 14, 2021 3:20:03 PM

EXTERNAL

Hello.

I sent the email below to a group email mentioned in the paper regarding the Cannabis ordinance and sending it now to you to make sure you also received it personally.

Thank you.

Selma

----- Original Message -----

From: SELMA BLANUSA <selmablanusa@comcast.net>
To: "bos@sonoma-county.org" <bos@sonoma-county.org>
Date: 05/14/2021 2:04 PM
Subject: Please step back and think of the whole community

Dear Sonoma County Supervisors:

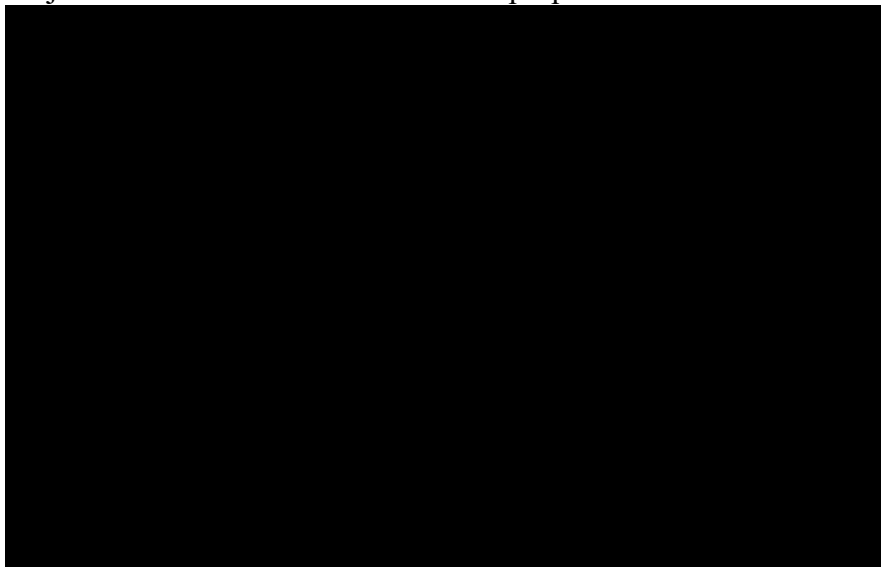
I'm sending this email AGAINST the proposed permitting parameters and process for Cannabis as a 20 year resident of Sonoma. Hoop houses on our hills and in our valleys are just plain UGLY. The smell of pot growing is DISGUSTING. Plant it near the freeways but not in neighborhoods.

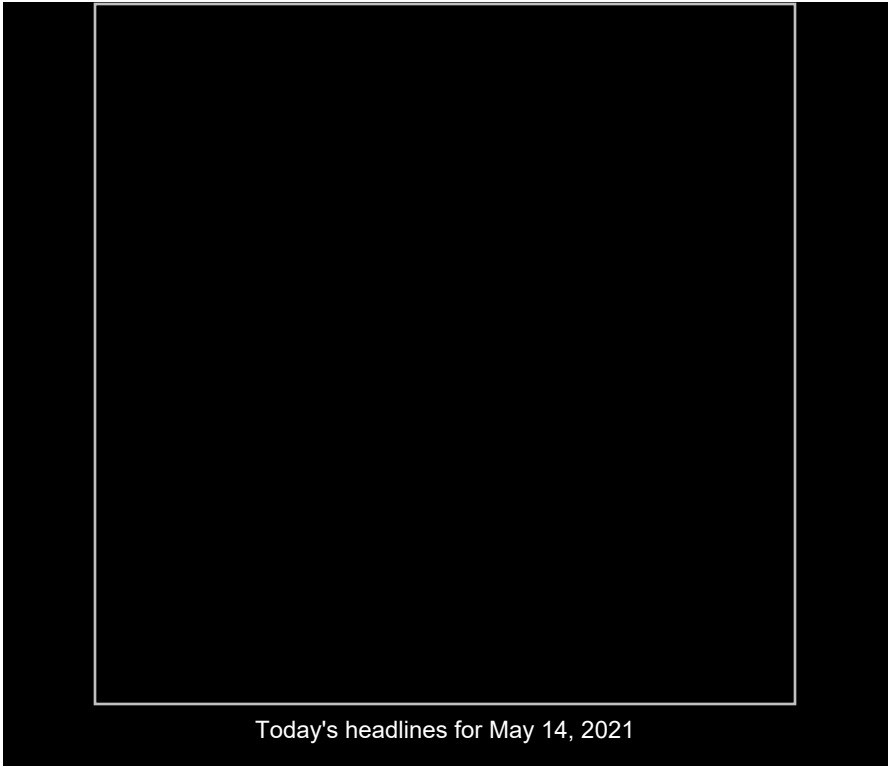
Thank you for hearing this out.

Selma Blanusa (707-477-1558)

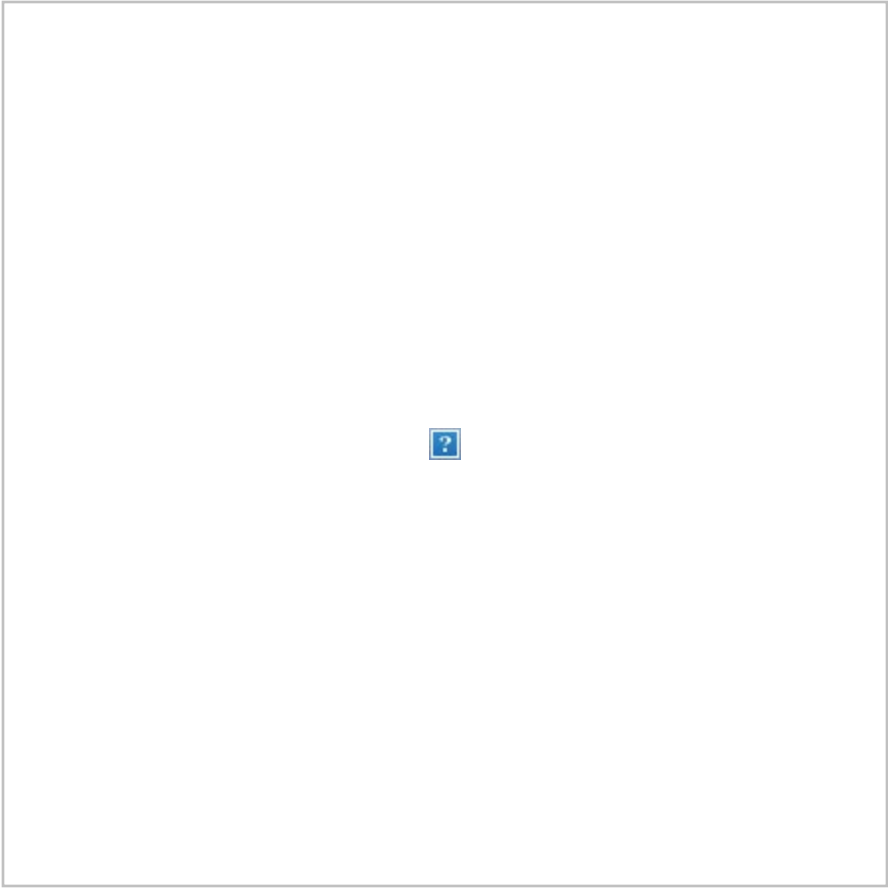
----- Original Message -----

From: The Sonoma Index-Tribune
<newsletter@nl.sonomanews.com>
To: selmablanusa@comcast.net
Date: 05/14/2021 11:45 AM
Subject: Sonoma braces for melee over proposed cannabis ordinance

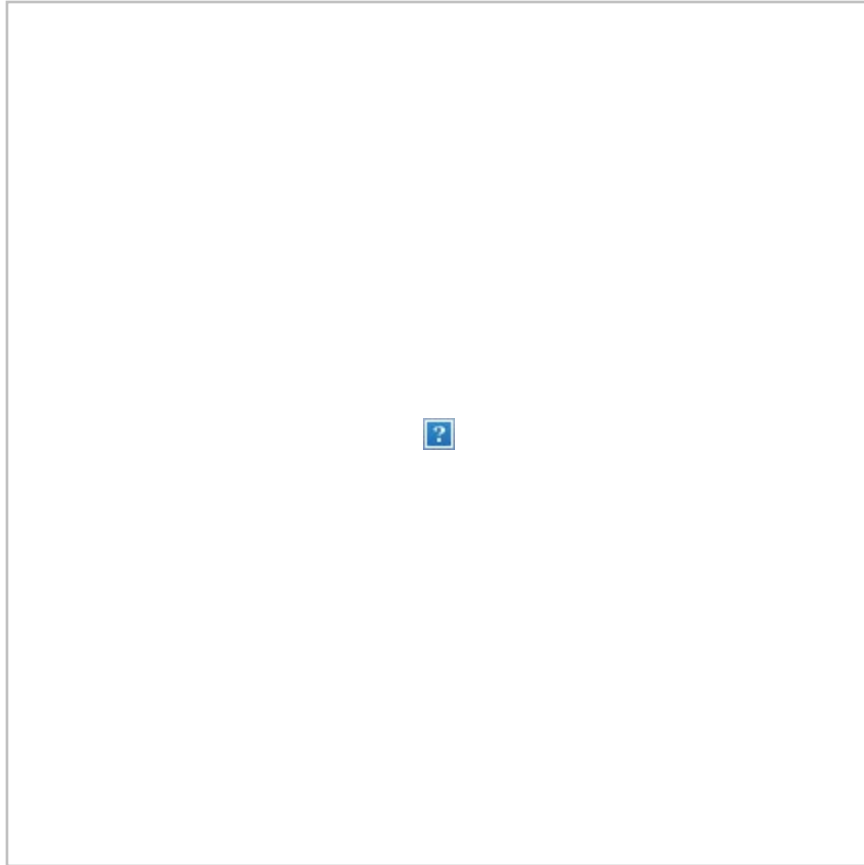




Today's headlines for May 14, 2021



Sonoma braces for melee over proposed cannabis ordinance



'It is not the right crop to run alongside a residential neighborhood, potentially just 300 feet from our homes,' says Temelec resident Steve Rogers. [READ MORE](#)

From: [Steven Hightower](#)
To: [Cannabis](#)
Subject: Extreme concerns....SLOW DOWN!!!!
Date: Friday, May 14, 2021 3:11:05 PM

EXTERNAL

I strongly encourage you all to ensure that the Board curtails any moves to ease or allow to be eased permitting and regulation for greatly extended cannabis grows. I don't think the citizenry of the county nor any of your districts in particular are in any way sufficiently informed of such potential changes...I know that in addition to using far more water than wine does,(5x, I think) cannabis growing uses more pesticides, and will continue to drive up the price of land. We really do not need another non-food monocrop in the county.

I can sense that the industry, bent on huge profits, is pressuring hugely for easing, but it seems to me that incautious action on the part of government will just lead to years of tangled and complex litigation. People like us who have lived here and paid increasing property taxes for years will not stand by and let water rights be trampled, and home values be pummeled by noxious fumes making their properties virtually uninhabitable.

We hope that there are thoughtful people on the Board of Supervisors and hope you and your colleagues will take the time necessary before voting on this issue. We request, nay, insist, that the vote be postponed, an EIR be ordered and time be given for the greater Sonoma County community to be widely and deeply informed on all the issues of this possible massive shift in the environment, culture, economics, property value-impacting, stenchful and safety of our county. Every Supervisor should hold one or more Town Hall meetings for their constituents so they can get a sense of the magnitude of this endeavor and the multifaceted consequences we all face. This morning in the Sonoma Index Tribune (tho written by an Argus Courier reporter) many of those in the Sonoma Valley were happy to see THE FIRST EVER article IN SONOMA valley on this issue....why the IT's editor and publisher have ignored this important topic is puzzling.....

A side note that all Supervisors should question: it seems that the County Planning Commission is dealing with **only** two aspects of the cannabis industry in our county... dispensaries and issues surrounding indoor farming. Why is the planning commission not aware of this much larger and more impactful aspect of this industry? Why is the Board of Supervisors not seeking their opinions, insisting on investigation of broader issues?. The lack of public exposure to this issue is unconscionable and actionable ...one cannot but help wonder if it is purposeful. Please, let the light shine on these important matters and avoid the obvious problems that the Board of Supes will create if they continue to act as they have to this point. To whit, endless litigation.....

BTW "Strong letter follows" and never forget "Cows not Casinos".....

Steven Hightower
Glen Ellen, Ca
35 year resident

Sent from iPad, so please excuse any grammar or spelling glitches due to typing on glass.....

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do not click any web links, attachments, and **never** give out your user ID or password.

From: [Shawn Moon](#)
To: [Susan Gorin](#); [David Rabbitt](#); [Chris Coursey](#); [district4](#); [Cannabis](#); [Arielle Kubu-Jones](#); [Andrea Krout](#); [district3](#); [Jenny Chamberlain](#); [district5](#)
Subject: Cannabis Ordinance BOS 5/18/21
Date: Friday, May 14, 2021 11:47:02 AM

EXTERNAL

Dear Supervisors:

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups. I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties.

Shawn Moon
2400 Coffee Lane
Sebastopol, CA 95472

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do not click any web links, attachments, and **never** give out your user ID or password.

From: [Suzanne Wright](#)
To: [Susan Gorin](#); [David Rabbitt](#); [Chris Coursey](#); [district4](#); [district5](#); [Cannabis](#)
Subject: Please maintain the 1000' setback from public walk/bike/trail ways
Date: Friday, May 14, 2021 7:34:35 PM

EXTERNAL

We all use these trails. I am not opposed to cannabis but I like the peaceful walk we enjoy now. No barking dogs, ugly views, noise and possible crime.

Our past neighbors had a grow field and the sad and mean dogs that they brought in and the guns that were in their household were quite frightening. So glad they moved away.

If we don't limit it now, it will be too late. We are in one of the biggest droughts ever. Nothing that needs that much water should be approved right now.

Thank you for listening.

Best,
Suzanne Wright

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From: [Arielle Kubu-Jones](#)
To: [Cannabis](#)
Subject: FW: Sonoma County Growers Alliance / Ordinance Response to BoS
Date: Friday, May 14, 2021 4:36:03 PM
Attachments: [JM Memo re Strategy for Streamlining CEQA compliance for cannabis cultivation.pdf](#)
[SCGA Ch38+Ch26 Ordinance Response to BOS 5.14.21.pdf](#)

From: Joanna Cedar <jhcedar@gmail.com>
Sent: Friday, May 14, 2021 4:35 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>; David Rabbitt <David.Rabbitt@sonoma-county.org>; district3 <district3@sonoma-county.org>; Jenny Chamberlain <jchamber@sonoma-county.org>; district5 <district5@sonoma-county.org>
Cc: Andrew Smith <Andrew.Smith@sonoma-county.org>; Christina Rivera <Christina.Rivera@sonoma-county.org>; Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>; Andrea Krout <Andrea.Krout@sonoma-county.org>
Subject: Sonoma County Growers Alliance / Ordinance Response to BoS

EXTERNAL

Honorable Supervisors and Staff,

On behalf of the SCGA Board, please find the following documents attached:

- Letter from the SCGA Board regarding consideration of Chapters 38 and 26
- Memo prepared by James Moose of Remy, Moose and Manley, LLP regarding CEQA and its application to the statewide cannabis industry

Thank you,

Joanna Cedar
(707) 953-5829

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MEMORANDUM

To: Genine Coleman, Executive Director, Origins Council

From: Jim Moose

Re: Suggestions for legislative solutions to existing challenges in achieving efficient CEQA compliance for cannabis licensing

Date: March 21, 2021

INTRODUCTION

The Origins Council asked me to familiarize myself with the complex regulatory scheme that currently exists under California law with respect to the licensing of cannabis cultivation. The Council also asked me to share my thoughts regarding how the existing regulatory framework might be modified in order to work more efficiently but without any loss of environmental rigor. This memorandum is the product of my work on both of these tasks.

As I have learned, the existing regulatory system is not functioning well at present. Indeed, there is a large backlog of license applications that have not yet been approved, both at the state level and within cities and counties. This situation is creating near-term dangers both of a legal cannabis supply shortage and of the failures of numerous small businesses unable to bring their products to market. In the pages that follow below, I first share my understanding of the details of the existing regulatory framework, and then offer my specific suggestions about how I believe it could be improved through legislation.

As you will see in the second half of this memorandum, I am recommending that the current statutory framework be modified to transfer the primary responsibility for mitigating the environmental impacts of cannabis cultivation from the California Department of Food and Agriculture (CDFA) to local governments. This change should make the overall regulatory system more efficient. I would not change, however, the existing roles of other key state agencies, and in particular the California Department of Fish and Wildlife (CDFW) and the State Water Resources Control Board (SWRCB). The Legislature has already provided means by which these two state agencies, compared with CDFA, can regulate cannabis cultivation comprehensively but in a relatively more efficient manner.

The current system assigns to CDFA environmental responsibilities that could be implemented more efficiently at the local level. In those cities and counties that have chosen to regulate cannabis cultivation, the current system is needlessly duplicative. Using the existing regulatory framework as a starting point, I suggest three alternative legislative strategies for effectuating the transfer of environmental responsibilities from CDFA to such cities and counties. Each option strikes a different balance between the need for a state role in regulating cultivation, on the one hand, and traditional notions of local governmental autonomy, on the other. Under all options, CDFW and SWRCB would remain involved. The various options also involve differing levels of compliance with the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.), which is the source of much of the inefficiency in the current system. My hope is that my recommendations will be useful to the Origins Council as it works with legislators and key stakeholders in its efforts to address the flaws of the current regulatory framework.

DISCUSSION

A. The Legal Status Quo: Environmental Review for Cannabis Cultivation Licensing

1. The Role of the California Department of Food and Agriculture under the Medicinal and Adult-Use Cannabis Regulation and Safety Act

In June 2017, with the enactment of Senate Bill 94 (Stats. 2017, ch. 27), the Legislature created the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA) (Bus. & Prof. Code, § 26000 et seq.) (commonly pronounced “mao-ker-suh”). Amendments followed in September 2017 with the passage of Assembly Bill 133 (Stats. 2017, ch. 253).

MAUCRSA repealed the 2015 Medical Cannabis Regulation and Safety Act (MCRSA) and, with some changes, integrated its medicinal licensing requirements with the provisions of Proposition 64, a ballot proposition adopted in 2016 and officially known as the Adult Use of Marijuana Act (AUMA). The result was a single statutory scheme regulating the medical and recreational cannabis industry in California. MAUCRSA established an integrated regulatory structure for cultivation, processing, manufacturing, tracking, quality control, testing, inspection, distribution, and retail sale of commercial cannabis. MAUCRSA designates responsibilities for oversight of cannabis commerce to several state agencies.

CDFR is one such agency. It is tasked with, among other things, the licensing of commercial cannabis cultivation. (See Bus. & Prof. Code, § 26050 et seq.)¹ Such licenses are “valid [only] for 12 months from the date of issuance,” though each “license may be

¹ At the time this memorandum was prepared, Governor Newsom’s proposed fiscal year 2021-2022 budget included a proposal to consolidate the three existing cannabis licensing entities— CDFR, the Bureau of Cannabis Control, and the Department of Public Health — into a single Department of Cannabis Control. The Administration’s intent is that establishment of a stand-alone department with an enforcement arm will centralize and streamline regulation, creating a single point of contact for cannabis licensees and local governments. This proposal was first announced in January 2020 but was delayed due to the impacts of the COVID-19 pandemic. If approved by the Legislature, the new Department will be created on July 1, 2021.

renewed annually.” (*Id.*, § 26050, subd. (c).) In furtherance of this annual licensing function, CDFW was directed to adopt regulations addressing a wide variety of topics, both environmental and nonenvironmental in character. (*Id.*, §§ 26013, 26060, subds. (a), (f), 21060.1, subd. (b).) For example, licenses should include conditions developed by CDFW and SWRCB in order to protect fish in water bodies that could be affected by cultivation activities. (*Id.*, § 21060.1, subd. (b).) CDFW promulgated its regulations in 2017. Echoing the requirements of MAUCRSA, the regulations specify all of the environmental and nonenvironmental requirements that any would-be licensee must satisfy in order to obtain a license. (See Cal. Code Regs., tit. 3, div. 8 [CDFW Cannabis Cultivation Program regulations].)

As discussed below, MAUCRSA assumes that, in addition to licenses from CDFW, cannabis cultivation proposals will also require local approvals of some kind, as well as approvals from other state agencies with environmental protection responsibilities (e.g., CDFW, SWRCB, and its nine regional water quality control boards [RWQCBs]). MAUCRSA also assumes that CDFW, as well as other agencies with discretionary authority over cannabis cultivation projects, will have to comply with CEQA.

In general, agencies subject to CEQA fall into one of three broad categories with respect to projects that require the preparation of environmental documents such as environmental impact reports (EIRs) and negative declarations (NDs) or mitigated negative declarations (MNDs). First, “lead agencies” prepare such documents, and then take some sort of discretionary action approving the projects for which the documents are prepared.² Second, “responsible agencies” use these documents in granting their own limited approvals for such projects.³ And third, “trustee agencies” comment on the lead

² “‘Lead Agency’ means the public agency which has the principal responsibility for carrying out or approving a project. The Lead Agency will decide whether an EIR or Negative Declaration will be required for the project and will cause the document to be prepared.” (Cal. Code Regs., tit. 14, div. 6, ch. 3 [“CEQA Guidelines”], § 15367.)

³ “‘Responsible Agency’ means a public agency which proposes to carry out or approve a project, for which a Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, the term ‘Responsible Agency’ includes all public agencies other than the Lead Agency which

agencies' environmental documents despite not having any direct regulatory or legal authority over the proposed projects.⁴ Though it often also functions as a responsible agency, CDFW is the primary example of a trustee agency.⁵ Three other state agencies have also been expressly identified as serving in that function.⁶

MAUCRSA specifically directs that, for purposes of CEQA compliance, CDFA “shall serve as the lead agency ... related to the licensing of cannabis cultivation[.]” (Bus. & Prof. Code, § 26060, subd. (c).) This legislative pronouncement suggests that CDFA should normally do most of the heavy lifting required by CEQA. In practice, though, CDFA often serves as a responsible agency, and seems to prefer to act in such a capacity. Although CDFA did act as lead agency in preparing a Program EIR (PEIR) for the legislatively-mandated regulations that CDFA adopted in 2017, the PEIR and CDFA’s regulations, as discussed below, set up a scheme in which agencies other than CDFA, and especially local agencies, often act as CEQA lead agencies. Indeed, the process set up by the Legislature and CDFA works most efficiently where a local agency, in granting its

have discretionary approval power over the project.” (CEQA Guidelines, § 15381; see also *id.*, § 15096 [process by which for responsible agencies interact with lead agencies].)

⁴ “‘Trustee Agency’ means a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California.” (CEQA Guidelines, § 15386.)

⁵ CEQA Guidelines, § 15386, subd. (a); see also Fish & G. Code, § 1802 (“[t]he department, as trustee for fish and wildlife resources, shall consult with lead and responsible agencies and shall provide, as available, the requisite biological expertise to review and comment upon environmental documents and impacts arising from project activities, as those terms are used in [CEQA]”). CDFW’s status as a trustee agency reflects the traditional legal notion that “[t]he wild game within a state belongs to the people in their collective, sovereign capacity; it is not the subject of private ownership, except in so far as the people may elect to make it so.” (*Center for Biological Diversity, Inc. v. FPL Group, Inc.* (2008) 166 Cal.App.4th 1349, 1362, quoting *Ex parte Maier* (1894) 103 Cal. 476, 483.) “It is from this common ownership that the public trust arises.” (*San Diego County Archaeological Society, Inc. v. Compadres* (1978) 81 Cal.App.3d 923, 927.)

⁶ These three other agencies are (i) the State Lands Commission with regard to state owned “sovereign” lands such as the beds of navigable waters and state school lands; (ii) the State Department of Parks and Recreation with regard to units of the State Park System; and (iii) the University of California with regard to sites within the Natural Land and Water Reserves System. (CEQA Guidelines, § 15386, subds. (b), (c), & (d).)

own discretionary approval for a cannabis cultivation project, functions as lead agency and CDFA acts as a responsible agency.

The process works least efficiently, at least for CDFA and license applicants, where a local agency grants a ministerial approval for a cannabis cultivation project, and thus does not prepare any site-specific CEQA document that CDFA can use.⁷ Ironically, this latter scenario occurs where a local agency prepared an earlier EIR or MND for the development of its local regulatory scheme with the intended purposes of obviating any need for site-specific environmental documents, thereby streamlining the local process. In such instances, because CDFA must still act as lead agency for a site-specific license – a resource-intensive role that can consume much time – the local agency’s strategy of setting up a ministerial regulatory scheme approvals yields very limited streamlining benefits in actual practice.

In notable contrast, as also discussed below, the Legislature has found ways by which to ease the burdens that cannabis cultivation licensing has imposed on CDFW, SWRCB, and RWQCBs. CDFW and SWRCB have issued “general” regulatory directives that are binding on qualifying cannabis cultivators but do not require any discretionary approvals subject to CEQA. By allowing CDFW, SWRCB, and RWQCBs to avoid having to get involved in individual CEQA processes for individual cannabis

⁷ “Ministerial projects proposed to be carried out or approved by public agencies” are *exempt* from CEQA. (Pub. Resources Code, § 21080, subd. (b)(1).) “‘Ministerial’ describes a governmental decision involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely applies the law to the facts as presented but uses no special discretion or judgment in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements, and the public official cannot use personal, subjective judgment in deciding whether or how the project should be carried out.” (CEQA Guidelines, § 15369.) In contrast, the term “‘Discretionary Project’ means a project which requires the exercise of judgment or deliberation when the public agency or body decides to approve or disapprove a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations, or other fixed standards. The key question is whether the public agency can use its subjective judgment to decide whether and how to carry out or approve a project.” (*Id.*, § 15357.)

cultivation licenses that can rely on the general directives, these directives save time and resources not only for these agencies, but for the private license applicants as well.

2. How CDFW, SWRCB, and RWQCBs may avoid site-specific CEQA compliance in many instances

a. CDFW’s General Lake and Streambed Alteration Agreement or Activities Related to Cannabis Cultivation

Chapter 6 (Fish and Wildlife Protection) of Division 2 (Department of Fish and Wildlife) of the Fish and Game Code is devoted to lake and streambed alteration agreements. The need for such an agreement is generally triggered where an “entity” proposes to “substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.” (See Fish & G. Code, § 1602.) When CDFW receives notice of such a proposed activity, CDFW prepares a “draft agreement” that “describe[s] the fish and wildlife resources that the department has determined the activity may substantially adversely affect and include[s] measures to protect those resources. (*Id.*, § 1603, subd. (a).) When CDFW sends out a draft agreement, its action in so doing commences a dialogue with the applicant that typically results in a set of mutually acceptable measures that CDFW believes will adequately protect the affected resources. (*Ibid.*) Where consensus cannot be reached, binding arbitration can be pursued, with the result to be “based on the best scientific information reasonably available at the time of the arbitration.” (*Id.*, subd. (b).)

In 2016, before the enactment of MAUCRSA, the Legislature passed Senate Bill 837 (Stats. 2016, ch. 32), which added Fish and Game Code section 1617 to Chapter 6. In 2017, in Senate Bill 94 (Stats. 2017, c. 27), the Legislature made modifications to section 1617 that led to its current wording. As amended, section 1617 provides that CDFW may,

through the enactment of emergency regulations, “adopt general agreements for the cultivation of cannabis,” which would be relied on “in lieu of an individual agreement.”

Such a general agreement now exists in the form of section 722 of Title 14 of the California Code of Regulations (entitled, *General Lake or Streambed Alteration Agreement for Activities Related to Cannabis Cultivation*) (Cannabis General Agreement). The “General Agreement applies only to the construction, Reconstruction, maintenance, or repair of Stream Crossings, in the form of a bridge, culvert, or rock ford, and Water Diversions on non-fish rivers, streams, and lakes that are used or will be used for the purpose of Cannabis Cultivation, each a ‘Covered Activity.’” (Fish & G. Code, § 722, subd. (a)(2).) The agreement does not apply where a Covered Activity would “occur in a finfish stream or lake” or would “result in take of a Listed or Fully Protected Species.” (*Id.*, subds. (d)(3), (d)(4).)

For a “covered entity” proposing cannabis cultivation to qualify for reliance on the Cannabis General Agreement instead of an individual lake and streambed alteration agreement (a discretionary approval subject to CEQA), the entity comply with a series of stringent design and mitigation requirements and pay a fee. The covered entity must notify CDFW of its intention to rely on the Cannabis General Agreement and must prepare documents called a Biological Resources Assessment, a Design Plan for construction or Reconstruction of each Stream Crossing or reservoir, and a Property Diagram. (*Id.*, subd. (f).) The covered entity must also certify that the Covered Activity will not harm certain types of resources and will comply with various detailed measures intended to minimize or avoid environmental effects. (*Id.*, subd. (d).) To obtain authorization under the Cannabis General Agreement, the covered entity must certify compliance with its requirements. CDFW then “*shall authorize* the Covered Activity or Activities” after “receipt of Notification, Certifications, and applicable fees.” (*Id.*, subd. (g) [*italics added*].)

Because CDFW “shall approve” a qualifying Covered Activity that meets all applicable requirements, as certified by the covered entity, CDFW’s action is ministerial

and need not comply with CEQA. After receiving the proper paperwork and fees supplied by the covered entity, CDFW has no choice but to approve the Covered Activity. The “yes or no” nature of this decision is quintessentially ministerial.⁸

b. SWRCB’s Cannabis Cultivation Policy, “Cannabis General Order,” and “Cannabis Small Irrigation Use Registration” program

In 2015, Senate Bill 643 (Stats. 2015, ch. 719) – part of MCRSA – created what is now *former* Business and Professions Code section 19332, subdivision (d). It required CDFW, in consultation with CDFW and SWRCB, to “ensure that individual and cumulative effects of water diversion and discharge associated with cultivation do not affect the instream flows needed for fish spawning, migration, and rearing, and the flows needed to maintain natural flow variability.”

Another bill within the three-bill package making up MCRSA was Assembly Bill 243. It created Water Code section 13276, which was subsequently amended by both Proposition 64 and MAUCRSA. This statute directs either SWRCB or the “appropriate” RWQCB to address discharges of waste resulting from medical and commercial cannabis cultivation, including adopting a general permit establishing waste discharge requirements (WDRs), or the waiver of WDRs pursuant to Water Code section 13269.

In 2016, as noted in the preceding discussion of CDFW’s General Agreement, the Legislature enacted Senate Bill 837 (Stats. 2016, ch. 32). In addition to directing CDFW to address cannabis cultivation, as discussed above, this legislation also directed SWRCB to take action. Specifically, Water Code section 13149 required SWRCB to adopt principles and guidelines for diversion and use of water for cannabis cultivation in areas where cannabis cultivation may have the potential to substantially affect instream flows.

⁸ I am informed that the ministerial nature of compliance with the General Agreement does not necessarily make it an attractive option to all cultivators. The “one size fits all” approach embodied in a generic agreement of this kind precludes the kind of site-specific considerations and negotiations that are available for standard lake and streambed alteration agreements. Cultivators all consider many of the provisions of the Cannabis General Agreement to be more onerous than necessary to protect the resources at issue.

Under the statute, the principles and guidelines may include, but are not limited to, instream flow objectives, limits on diversions, and requirements for screening of diversions and elimination of barriers to fish passage. The principles and guidelines may also include requirements that apply to groundwater extractions where the board determines those requirements are reasonably necessary. (Wat. Code, § 13149, subd. (a).)

Enacted in 2017, MAUCRSA includes Business and Professions Code section 26060.1. Subdivision (b)(1) of that statute requires that any cannabis cultivation licenses issued by CDFA include conditions requested by CDFW and SWRCB to ensure that individual and cumulative effects of water diversion and discharge associated with cannabis cultivation do not affect the instream flows needed for fish spawning, migration, and rearing, and the flows needed to maintain natural flow variability. The conditions shall include, but not be limited to, the principles, guidelines, and requirements established pursuant to Water Code section 13149.

On October 17, 2017, consistent with all of these statutory directives, and especially Water Code section 13149, SWRCB adopted a document entitled, *Cannabis Cultivation Policy: Principles and Guidelines for Cannabis Cultivation* (Cannabis Cultivation Policy). This document explained that its requirements would be incorporated and implemented through five regulatory programs:

- CDFA's Cultivation Licensing Program (see Bus. & Prof. Code, § 26060, subd. (b)(1));
 - SWRCB's Cannabis General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities (Cannabis General Order) or any Waste Discharge Requirements addressing cannabis cultivation activities adopted by a RWWQCB;
 - SWRCB's General Water Quality Certification for Cannabis Cultivation Activities (Cannabis General Water Quality Certification);
 - State Water Board's Cannabis Small Irrigation Use Registration (Cannabis SIUR);
- and

- SWRCB’s Water Rights Permitting and Licensing Program.

SWRCB adopted its Cannabis General Order at the same time it adopted the Cannabis Cultivation Policy (October 17, 2017). Both of these documents were updated on February 5, 2019. The Cannabis SIUR program was established on December 19, 2017, when SWRCB’s Deputy Director for Water Rights signed a resolution. It was subsequently updated April 10, 2018, and again on July 17, 2019, and July 14, 2020.

The Cannabis Cultivation Policy describes the overarching water diversion and WDRs associated with cannabis cultivation activities. It includes measures to protect springs, wetlands, and aquatic habitats from negative impacts of cannabis cultivation.

The Cannabis General Order implements the Cannabis Cultivation Policy requirements, and specifically those addressing waste discharges associated with cannabis cultivation activities. Dischargers covered under the Cannabis General Order are subject to the requirements of the Cannabis Policy in its entirety.⁹

A document entitled, *Cannabis Cultivation Policy Staff Report* (Feb. 5, 2019), describes (on page 76) how the Cannabis General Order is intended to work:

To obtain coverage under the Cannabis Cultivation General Order, cannabis cultivators must *self-certify* that all applicable Requirements have been, or will be implemented by the onset of the winter period following the enrollment date. Those cannabis cultivators that cannot implement all applicable Requirements by onset of the winter period, must submit a proposed time schedule and scope of work to the Regional Water Board for use in preparing a time schedule order. Interim Requirements must also be implemented to prevent unseasonable precipitation events from resulting in discharges of waste constituents. Interim Requirements are those that can be implemented immediately following site development. Furthermore, to avoid water quality degradation from erosion and

⁹ The Cannabis General Order also mentions (on page 2) two related General Orders previously adopted by RWQCBs. On August 13, 2015, the North Coast Regional Water Quality Control Board adopted a Waiver of Waste Discharge Requirements and General Water Quality Certification for Discharges of Waste Resulting from Cannabis Cultivation and Associated Activities or Operations with Similar Environmental Effects in the North Coast Region (Order No. R1-2015-0023). On October 2, 2015, the Central Valley Regional Water Quality Control Board adopted a General Waste Discharge Requirements Order for Discharges of Waste Associated with Medical Cannabis Cultivation Activities (Order No. R5-2015-0113).

sedimentation, construction and grading activities must not occur during the winter period, as defined in the Policy. Emergency construction and site grading activities are subject to authorization by the applicable Regional Water Board Executive Officer or designee on a site-specific basis. The Regional Water Board Executive Officer may require a separate work plan, compliance schedule, and require that all work is supervised a Qualified Professional, as defined in the Policy.

(Italics added; see also Cannabis General Order, ¶ 45.)

A document entitled, *Cannabis General Order Frequently Asked Questions*, explains the mechanics of how dischargers can obtain coverage under the Cannabis General Order through the Internet:

The State Water Board has created an online application portal that allows an applicant to apply through the Internet. The application addresses both the General Order and the water right program. Upon submittal of an application for coverage under the General Order, a Notice of Receipt will be issued via e-mail. The Notice of Receipt will indicate if an application fee is assessed, and where to pay the fee (within 30 days). Upon payment of the fee, the Regional Water Board will issue a Notice of Applicability (NOA). The NOA can be used to apply to the California Department of Food and Agriculture to obtain a cannabis cultivation license.

Because this approval process relies heavily on self-certification by applicants that they will follow all applicable rules and does not involve the exercise of any discretion by SWRCB itself, or by any RWQCBs, the issuance of an NOA does not trigger compliance with CEQA. There is no opportunity for the approving body to fashion site-specific, ad hoc modifications to a proposed operation to address site-specific environmental concerns – normal indicia of discretion under CEQA. Rather, cultivators must comply with a set of stringent requirements applicable to all cultivation operations. Thus, as with CDFW’s General Agreement, the Cannabis General Order allows SWRCB to impose complex environmental conditions on dischargers without getting enmeshed in the CEQA processes for individual license applications.

Notably, however, the Cannabis General Order itself identifies circumstances in which, after a site inspection, a RWQCB may determine that site-specific WDRs are required:

This General Order does not limit the State Water Board or Regional Water Board authority to inspect and/or evaluate the regulatory status, water quality impacts, or water right regulatory requirements of cannabis cultivation activities. If a Regional Water Board determines that due to site-specific conditions, coverage under this General Order will not be protective of water quality, the Regional Water Board may issue site-specific WDRs for discharges from a cannabis cultivation site.

(General Order, pp. 2-3.)

Moreover, all cannabis cultivators that plan to divert surface water need a *water right* to irrigate cannabis, and the Cannabis General Order does not provide a ministerial means for obtaining or modifying water rights. (Cannabis General Order, ¶¶ 6, 14, 44(c); see also *Cannabis Cultivation Policy Staff Report*, pp. 53.) Rather, cultivators should follow a separate process *before* seeking regulatory coverage under the Cannabis General Order.

As noted earlier, the Cannabis Cultivation Policy anticipated the adoption by SWRCB's Division of Water Rights of the Small Irrigation Use Registration (SIUR) program. Where a cultivator lacks a water right and believes that it can get by with the limited water right that can be granted under this program, the cultivator should obtain such a water right before seeking coverage under the Cannabis General Order.

The Cannabis SIUR program was created pursuant to SWRCB's statutory authority under Water Code sections 1228 through 1229.2, which created what is collectively known as the Water Rights Registration Program. These statutes provide for the acquisition of water rights for small domestic use purposes through registration of the proposed water use with SWRCB.

The Cannabis SIUR process is a streamlined option by which cultivators can obtain a small appropriative water right (less than 6.6 acre-feet per year) to divert and store surface water for commercial cannabis. Cannabis SIURs cannot be issued on Wild

and Scenic rivers and streams, on fully appropriated streams, or within a CDFW Instream Flow Study area. There is an initial registration fee that is required to obtain registration and annual fees required to maintain the right.

The Cannabis SIUR requires compliance with the Cannabis Cultivation Policy and additional general terms and conditions, including a prohibition on diverting surface water during the dry season forbearance period, from April 1 through October 31 of each calendar year. This prohibition requires that water used for cannabis cultivation activities must be diverted to off-stream storage during the wet season to be used during the dry season.

After a registrant has provided the information and certification required by Water Code section 1228.3, SWRCB issues the registrant a written document under section 1228.6 that sets forth the general conditions to be followed. Because the conditions are generic and are not developed on an ad hoc basis, SWRCB's action approving a water right bears all of the indicia of a ministerial approval, and thus does not trigger any need to comply with CEQA.

c. Comparison of CDFA's Discretionary Process with the "General Processes" of CDFW and SWRCB

In summary, although the Legislature required CDFA to comply with CEQA (or identify an applicable CEQA exemption) for each and every application for commercial cultivation, the Legislature created mechanisms by which CDFW, SWRCB, and RWQCBs could issue general directives that spared those agencies in a great many instances the need to deal with a similar mass of permits applications in a manner that triggered CEQA obligations for those agencies. Although some cultivation license applications will not qualify under either CDFW's Cannabis General Agreement or SWRCB's Cannabis General Order or Cannabis SIUR program, those three general directives have had, and will continue to have, the effect of significantly reducing those

agencies' workloads compared with what they would have faced if all of their decisions involving cannabis cultivation were subject to CEQA.

3. The Role of Local Governments Under MAUCRSA

a. Local Governments may ban cannabis cultivation altogether, but must be no less stringent than State requirements where they do choose to allow and regulate it

MAUCRSA anticipates local regulation of cultivation projects but also allows cities and counties to refuse to authorize cannabis cultivation within their jurisdictions. In the Legislature's words, MAUCRSA "shall not be interpreted to supersede or limit the authority of a local jurisdiction to adopt and enforce local ordinances to regulate businesses licensed under [MAUCRSA], including, but not limited to, local zoning and land use requirements, ... or to completely prohibit the establishment or operation of one or more types of businesses licensed under [MAUCRSA] within the local jurisdiction." (Bus. & Prof. Code, § 26200, subd. (a).) In other words, cities and counties have the discretion to refuse to grant the regulatory approvals needed for the licensing of commercial cannabis activities (e.g., they can ban cannabis cultivation altogether). But local governments also have the discretion to allow such activities with additional levels of regulation beyond what is imposed by various state agencies, including CDFR.

Any such local regulations may be more, but not less, stringent than standards set by the State: "[a]ny standards, requirements, and regulations regarding health and safety, environmental protection, testing, security, food safety, and worker protections established by the state shall be the minimum standards for all licensees under this division statewide. A local jurisdiction may establish additional standards, requirements, and regulations." (*Id.*, § 26201.) Stated another way, state regulations set the environmental floor, but not the ceiling, for local regulation of commercial cannabis cultivation and other cannabis activities regulated under MAUCRSA.

b. Temporary CEQA exemption for the development of local discretionary regulatory schemes

In anticipation of a need for project-specific CEQA review of individual commercial cannabis projects at the local level, MAUCRSA included a CEQA exemption for the adoption of a local “ordinance, rule, or regulation ... that requires discretionary review and approval of permits, licenses, or other authorizations to engage in commercial cannabis activity,” provided that “the discretionary review in any such law, ordinance, rule, or regulation shall include any applicable environmental review” required by CEQA. (*Id.*, § 26055, subd. (h).) Thus, MAUCRSA does not require CEQA compliance for the *creation* of local regulatory schemes addressing cannabis cultivation, as long as such schemes require project-specific CEQA compliance for individual cultivation projects. By its own terms, this CEQA exemption for the creation of local regulatory schemes does not apply to those that would create a framework for *ministerial* approvals of commercial cannabis projects – regardless of how stringent such regulatory schemes might be.

Under Senate Bill 94, this statutory CEQA exemption for the adoption of local discretionary regulatory schemes was set to expire on July 1, 2019. In 2019, however, Assembly Bill 97 (Stats. 2019, ch. 40) extended that date two years into the future. As of the date of this memorandum, this exemption only remains operative through July 1, 2021. I am aware, however, of a pending legislative proposal (Senate Bill 59 – Caballero) that would push this date out until July 1, 2028.

4. Interaction Between CDFA and Local Agencies

a. Information required in license applications filed with CDFA

The CDFA regulations addressing cannabis cultivation are found in Chapter 1 (Cannabis Cultivation Program) of Division 8 (Cannabis Cultivation) of Title 3 of the California Code of Regulations. Article 2 addresses Applications. Subdivision (r) of section 8102 (Annual License Application Requirements) requires that an application for

an annual permit must include “[e]vidence of exemption from, or compliance with,” CEQA. “The evidence provided shall be one of the following:

(1) A signed copy of a project specific Notice of Determination or Notice of Exemption and a copy of the associated CEQA document, or reference to where it may be located electronically, a project description, and/or any accompanying permitting documentation from the local jurisdiction used for review in determining site specific environmental compliance;

(2) If an applicant does not have the evidence specified in subsection (1), or if the local jurisdiction did not prepare a CEQA document, the applicant will be responsible for the preparation of an environmental document in compliance with CEQA that can be approved or certified by the department, unless the department specifies otherwise.”¹⁰

As this language makes clear, CDFPA generally anticipates two scenarios when it receives applications for state cannabis cultivation licenses. Under the first (and likely the preferred) approach, the state license applicant will show that a local agency has already complied with CEQA in granting one or more local entitlements needed to authorize cultivation at the local level, or determined that CEQA did not apply to the local approval. Under this scenario, CDFPA would presumably act either as a responsible agency or would agree with the local agency that CEQA did not apply to the particular license.¹¹

¹⁰ This second option assumes that CDFPA will be able to use, and adapt as necessary, the environmental document submitted by an applicant. It seems possible that, if CDFPA finds the proposed analysis to be so flawed as to be unusable, CDFW could refuse to accept the submission and try to insist that the applicant instead submit sufficient funds by which CDFPA could retain its own environmental consultant. The regulation, however, does not expressly contemplate such a scenario.

¹¹ Where CDFPA’s action on a proposed cultivation license is not exempt from CEQA but the local agency’s only available environmental analysis is not site-specific on its face (as with a program EIR or an MND used to create a ministerial local regulatory scheme), CDFPA will have to assess whether the document (or perhaps a checklist based on such a document) is sufficiently specific to cover the impacts of the particular proposed cultivation activity and therefore allow CDFPA to function as a responsible agency. (See, e.g., CEQA Guidelines, § 15168, subd. (c)(2) [an agency may find that a proposed activity is “within the scope of the project covered by the program EIR”].) If CDFPA finds the program EIR, checklist, or MND to be inadequate, CDFPA will have to operate as a lead agency. (*Id.*, § 15052, subd. (a)(3) [responsible agency shall become lead agency where the ostensible lead agency failed to prepare an

Under the second approach, the applicant cannot point to any already-prepared CEQA document, and must therefore take on the task of preparing what amounts to an administrative draft of a CEQA document, which CDFA, acting as lead agency, would then have to review, modify if necessary, and ultimately use the document as its own. Under this approach, CDFA would need to any modifications to the applicant's submission needed to ensure that, as required by longstanding CEQA principles, the document as formally published to the public reflects CDFA's "independent judgment." (See CEQA Guidelines, § 15084, subs. (c) & (d)(3) [authorizes project proponents to prepare administrative draft environmental documents]; see also *Friends of La Vina v. County of Los Angeles* (1991) 232 Cal.App.3d 1446, 1452-1456 [permits the practice of applicants submitting administrative draft environmental documents as long as the documents as eventually published reflect the lead agency's independent judgment].)

b. Provisional licenses

In 2018, the Legislature passed Senate Bill 1452 (Stats. 2018, ch. 857), establishing the "provisional license" program, by which a state "licensing authority"¹² could grant a provisional license good for a period of one year, provided that the applicant could show either CEQA compliance or "evidence that compliance is *underway*." (Bus. & Prof. Code, § 26050.2, subd. (a)(1) [italics added].) Such provisional license approvals were themselves exempt from CEQA. (*Id.*, subd. (g).) Originally, this option was to remain available only until

. (Bus. & Prof. Code, § 26050.2, subd. (i).) I am aware, however, of a pending bill (Senate Bill 59 – Caballero) that would push this date out until July 1, 2028.

adequate environmental document without consulting the responsible agency, and the statute of limitations for a legal challenge has passed].)

¹² Business and Professions Code section 26001, subdivision (aa), defines "licensing authority" as "the state agency responsible for the issuance, renewal, or reinstatement of the license, or the state agency authorized to take disciplinary action against the licensee."

c. Rules coming out of CDFA’s 2017 Program EIR

In anticipation and support of the regulations that it was required to adopt under MAUCRSA, CDFA prepared a Program EIR (PEIR) that, among other things, laid out roadmaps for how CDFA anticipated interacting with local agencies with regulatory authority over cannabis cultivation proposals.

The PEIR described “[t]he overarching goal of the Proposed Program” as “establish[ing] a regulatory licensing program that would ensure that commercial cannabis cultivation activities would be performed in a manner that protects the health and safety of the general public, cannabis cultivation workers, and the environment from the individual and cumulative effects of these operations.” (Final PEIR [FPEIR], p. ES-2.) The PEIR also identified the following objectives, among others:

- Require that individual and cumulative effects of water diversion and discharge associated with cultivation do not affect the instream flows needed for fish spawning, migration, and rearing, and the flows needed to maintain natural flow variability;
- Require that cultivation will not negatively impact springs, riparian wetlands, and aquatic habitats;
- Require that cannabis cultivation by licensees is conducted in accordance with applicable federal, state, and local laws related to land conversion, grading, electricity usage, water usage, water quality, woodland and riparian habitat protection, species protection, agricultural discharges, pesticide use, and similar matters; and
- Develop a cultivation checklist tool that can be used by CDFA, other agencies, and local governments to evaluate environmental impacts of cannabis cultivation license programs.

(FPEIR, pp. ES-2 – ES-3.)

The PEIR characterized itself as both a program EIR prepared pursuant to CEQA Guidelines section 15168 and a “first tier EIR” prepared pursuant to CEQA Guidelines section 15152. (FPEIR, p. 1-4.) Both of these types of EIRs (which can indeed coinhabit a single EIR) are intended to streamline future, site-specific environmental review by

providing broad general information that act as an informational foundation that can be built upon later. “One of CDFA’s intentions in preparing the PEIR is to minimize the amount of duplicate information that may be required in the future when considering site-specific issues associated with license applications by dealing as comprehensively as possible at the program level with the impacts of the Proposed Program, including cumulative impacts, considering regional issues and similar overarching issues. In general, while substantial efforts have been made to provide as specific an analysis as possible, project-level detail was generally not available or feasible to provide, because of the large number of cultivation sites around the State, the uncertainty regarding which cultivators may seek a license under the Proposed Program at which locations, and the potential range of site-specific environmental issues which cannot be predicted without a site-specific proposal without being unduly speculative.” (*Ibid.*)

Consistent with these limitations, the environmental analysis in the PEIR was “limited to activities conducted in accordance with a CDFA license” and does not include:

- Site development activities, including new construction or modifications to existing structures used for cultivation (with the exception that, under the proposed regulations, modifications and upgrades to electrical systems must be performed by a licensed electrician);
- Unlicensed, illegal, and/or trespass grows, including activities not in compliance with 20 applicable laws and regulations;¹³

¹³ “Operations that do not obtain a license after (and if) CDFA approves and implements the Proposed Program would not be part of the Proposed Program. For example, the impact analysis excludes operations that would be unlawful under both the baseline and the Proposed Program (for instance, cultivation on public land and cultivation for export outside of the state). * * * To the extent that cultivators at existing unlicensed cultivation sites would modify their operations to comply with the Proposed Program, those cultivators’ existing operations are considered as part of the baseline, and the impacts that would be caused by modifying their operations to comply with the Proposed Program would generally be beneficial. [¶] The analysis also assumes that licensed cultivators would generally operate in accordance with applicable state and local regulations and other legal requirements (including those of the Proposed Program). CDFA acknowledges that some cultivators who have obtained licenses may not operate in strict compliance with applicable regulations and requirements, either knowingly or unknowingly. However, for the purposes of the impact analysis, the PEIR does not speculate on the extent or nature of such noncompliance. Instead, the analysis assumes that noncompliance would not be

- Non-commercial cannabis cultivation activities (i.e., personal use as defined by 22 MAUCRSA); and
- Activities related to cannabis that are under the licensing authority of another state agency (e.g., manufacturing, retail sale, distribution).

(*Id.* at p. 2-11.)

CDFA intended the PEIR to be “used by other agencies to support their issuance of permits or approvals in relationship to cannabis cultivation or other aspects of cannabis licensing, in accordance with CEQA’s subsequent review and tiering provisions. These agencies may include, but are not limited to, ... [c]ities and counties throughout California,” as well as the following state and regional agencies (among others): California Department of Pesticide Regulation; State Water Resources Control Board; Regional Water Quality Control Boards (all regions); California Department of Fish and Wildlife; California Coastal Commission; California Office of Historic Preservation; California Air Resources Board; California Department of Forestry and Fire Protection; California State Lands Commission; and the California Environmental Protection Agency. (*Id.* at pp. 2-11 – 2-12.)

CDFA wrote the PEIR with a clear recognition that many of the environmental issues associated with the cultivation of cannabis had to be addressed, and could only be addressed at the local level, as the issues fell outside the legal jurisdiction of CDFA:

CDFA has determined that some topics fall outside of CDFA’s regulatory authority because they are regulated by local land use authorities at the project-specific level. Indeed, MAUCRSA explicitly states that it does not supersede or limit existing local authority for law enforcement activity; enforcement of local zoning requirements or local ordinances; or enforcement of local license, permit, or other authorization requirements. Topics delegated to local land use authorities include issues such as aesthetics, land use and planning, noise, odors, compliance with building standards, provisions for police and fire protection, and connections to public utilities (e.g., public water, wastewater, and storm drainage systems). For these topics, determination of potential impacts is most appropriately

sufficiently widespread, systematic, or otherwise of a nature that would meaningfully change the impact conclusions related to the Proposed Program.” (*Id.* at p. 4.0-4.)

evaluated at a local (and in some cases, site-specific) level, and the development of statewide requirements to comprehensively address such impacts falls outside of CDFA's jurisdiction, nor would it be practical and feasible to do so.

(*Id.* at pp. 4.0-6 – 4.0-7.)

Some of these topics, as well as other site-specific information, might be dealt with by local governments in the development of their own cannabis cultivation ordinances, which would create an additional local tier of environmental regulation:

many local jurisdictions have conducted, or will conduct, CEQA compliance as part of the process of adopting commercial cannabis cultivation ordinances. In some cases, in addition to or in lieu of conducting CEQA analysis on their ordinances, local jurisdictions may conduct CEQA compliance for individual cultivation operations. These CEQA compliance documents would generally be expected to address any site-specific impacts of cannabis cultivation that have not been individually considered in this PEIR. The same is true of further project-specific review by various state agencies as they exercise their own regulatory authority over individual cultivation operations.

Therefore, the site-specific impacts of licensing particular cultivation operations would be addressed, to the extent needed, in tiered CEQA analysis conducted at a more local, site specific, level. This may be done by a local jurisdiction as the lead agency, or by another agency with discretion over the activity (such as CDFA, CDFW, SWRCB, or a RWQCB). This tiered analysis would need to be completed prior to issuance of a license for a cultivation operation that may have a significant impact on the environment in a way not addressed by the PEIR. As such, all significant impacts would be disclosed before final approval of the cultivation activity that may result in such impacts, which would ensure full compliance with CEQA.

(*Id.* at pp. 4.0-7 – 4.0-8.)

Appendix J to the PEIR is entitled, *CEQA Tiering Strategy and Checklist*. It provides a sample checklist that agencies can use “to assess whether the proposed activity at issue (such as a specific cultivation action being considered in connection with a site-specific license application) would result in effects that differ from the impacts examined

in the PEIR or effects that were not examined in the PEIR. Users should compare their knowledge of the proposed activity’s potential impacts to the assumptions, analysis and conclusions presented in the PEIR.” (FPEIR, App. J, p. J-3.)

Appendix J describes four different scenarios for using the checklist contained therein. Before addressing them in detail, however, the text generally states as follows:

In most cases, it is expected that an applicant for a cannabis cultivation license from CDFA will have already applied for and obtained a related permit or approval from a local government. Indeed, MAUCSRA states that “[a]n applicant may voluntarily provide proof of a license, permit, or other authorization from the local jurisdiction verifying that the applicant is in compliance with the local jurisdiction.” Further, CDFA’s anticipated regulations implementing MAUCSRA are expected to contain a provision requiring that an application for a cultivation license shall include evidence that the local permit, license or other authorization to cultivate cannabis was issued in compliance with CEQA, including a copy of the Notice of Determination or Notice of Exemption, and either a copy of the CEQA document or reference to where it can be located electronically. In cases where the local jurisdiction did not prepare a CEQA document, the applicant will be responsible for providing a tiering checklist demonstrating that an environmental document is not necessary, or an environmental document in compliance with CEQA that can be certified by CDFA in its role as lead agency.

(*Id.* at p. J-4 [footnote omitted].)

The four scenarios involving the use of the recommended checklist are the following: (1) local agency leads the project-specific CEQA Review; (2) local agency leads the project-specific CEQA review without consulting CDFA; (3) local agency issues an approval, but no CEQA document is prepared; and (4) no local agency approval is involved. (*Id.* at pp. J-4 – J-6.)

i. Local Agency leads the project-specific CEQA Review

Under this scenario, “in which a local lead agency leads the project-specific CEQA review,” the local agency should either act “as a responsible agency on CDFA’s PEIR” or should conduct its own “independent environmental review of the specific

project” with the option of using the PEIR “through mechanisms such as incorporation by reference.” Before determining whether to prepare a site-specific MND or a site-specific EIR, the local agency should consult with responsible agencies, including CDFA. After the local agency approves the project, CDFA will function as a responsible agency. (*Id.* at pp. J-4 – J-5.)¹⁴

ii. Local agency leads the project-specific CEQA review without consulting CDFA

Under this scenario, the local agency has proceeded in the same manner as in the first scenario, except that the agency failed to consult with CDFA as a responsible agency. Here, CDFA will “need to assess the adequacy of the local lead agency’s analysis of the environmental impacts of the project. CDFA may require the applicant to complete the Tiering Checklist to assist with CDFA’s review. The Tiering Checklist should be used to document the extent to which the PEIR addresses the impacts of the applicant’s project. CDFA should assess the Tiering Checklist, together with the local CEQA document, to determine whether all project impacts are adequately addressed. If CDFA determines that project impacts are not adequately addressed, CDFA may assume the lead agency status. CDFA may require the applicant to prepare the appropriate environmental document, but CDFA, as lead agency, will subject the environmental document to CDFA’s own review and analysis.” (*Id.* at p. J-5 [footnotes omitted].)¹⁵

¹⁴ Some local agencies’ only available environmental analysis may be not, on its face, be site-specific in character (as with a program EIR or an MND used to create a ministerial local regulatory scheme). In such instances, CDFA must assess whether the document (or perhaps a checklist based on such a document) is sufficiently specific to cover the site-specific impacts of the particular proposed cultivation activities at issue and therefore allow CDFA to function as a responsible agency. (See, e.g., CEQA Guidelines, § 15168, subd. (c)(2) [an agency may find that a proposed activity is “within the scope of the project covered by the program EIR”].) If CDFA finds the program EIR, checklist, or MND to be inadequate, CDFA will have to operate as a lead agency. (*Id.*, § 15052, subd. (a)(3) [responsible agency shall become lead agency where the ostensible lead agency failed to prepare an adequate environmental document without consulting the responsible agency, and the statute of limitations for a legal challenge has passed].)

¹⁵ This scenario is governed by section 15052 of the CEQA Guidelines, which identifies circumstances in which a responsible agency *shall* assume the role of the lead agency.” (Italics added.) One such circumstance arises where “[t]he Lead Agency prepared inadequate environmental documents without

iii. Local agency issues an approval, but no CEQA document is prepared

Under this scenario, the local agency approves a cannabis cultivation project without preparing a CEQA document, possibly because the local agency believes that the project is exempt from CEQA. Here, CDFA may reject such reasoning, but should have a “reasonable basis” for doing so. “CDFA may require the applicant to complete the Tiering Checklist to assist CDFA’s review. The Tiering Checklist should be used to document the extent to which the PEIR addresses the impacts of the applicant’s project. CDFA should assess the Tiering Checklist to determine whether all project impacts are adequately addressed. If CDFA determines that project impacts are not adequately addressed, CDFA may require the applicant to prepare the appropriate environmental document, but CDFA will subject the environmental document to CDFA’s own review and analysis. (*Id.* at p. J-6 [footnotes omitted].)

iv. No local agency approval is involved

This last scenario seems to apply where the local approval of a cannabis cultivation project is ministerial in character or is allowed by right under applicable zoning. CDFA states that “[i]n some rare cases, there may be no local agency involvement (for example, because no discretionary local approval is required pursuant to local ordinance). In such cases, CDFA will likely be the lead agency, as the sole licensing authority. In this case, the process would be very similar to that of Scenario 3. CDFA may require the applicant to complete the Tiering Checklist to assist CDFA’s review. The Tiering Checklist should be used to document the extent to which the PEIR addresses the impacts of the applicant’s project. CDFA should assess the Tiering Checklist to

consulting with the Responsible Agency ..., and the statute of limitations has expired for a challenge to the action of the appropriate Lead Agency.” (CEQA Guidelines, § 15052, subd. (a)(3).) Another circumstance arises where “[t]he Lead Agency prepared environmental documents for the project, but the following conditions occur: (A) A subsequent EIR is required pursuant to Section 15162, (B) The Lead Agency has granted a final approval for the project, and (C) The statute of limitations for challenging the Lead Agency’s action under CEQA has expired.” (*Id.*, subd. (a)(2).)

determine whether all project impacts are adequately addressed. If CDFA determines that project impacts are not adequately addressed, CDFA may require the applicant to prepare the appropriate environmental document, but CDFA, as lead agency, will subject the environmental document to CDFA's own review and analysis." (*Ibid.* [footnotes omitted].)

v. Summary of CDFA CEQA Compliance processes

As the four scenarios described above make clear, the one that works most efficiently for CDFA is the first one, in which a local agency, acting as lead agency, has already complied with CEQA on a site-specific basis and has consulted with CDFA along the way. This scenario allows CDFA to function as a responsible agency, using the local agency's environmental work product. CDFA's workload under this scenario should normally be relatively limited. Only a handful of CEQA actions would be needed in most circumstances. When approving a proposed license for which a local agency has certified an EIR or has adopted an MND, CDFA may have to adopt its own mitigation measures beyond those adopted by the lead agency. Such a need would require CDFA to approve those measures as license conditions and to approve an associated mitigation monitoring and reporting program. (Pub. Resources Code, § 21081.6, subs. (a)(1), (b); CEQA Guidelines, § 15097, subd. (a).) When the local agency has prepared an EIR, CDFA must also adopt its own "CEQA Findings" with respect to the significant environmental effects relating to the mitigation measures to be adopted by CDFA. (*Id.*, §§ 15096, subs. (g)(2), (h), 15091, subd. (a); *RiverWatch v. Olivenhain Municipal Water Dist.* (2009) 170 Cal.App.4th 1186, 1201-1202.) Finally, if one or more of these significant effects remains significant even after the adoption of all feasible mitigation, CDFA would also have to adopt a statement of overriding considerations explaining why, from CDFA's perspective, the cultivation project's benefits outweigh these unavoidable significant environmental effects. (CEQA Guidelines, § 15096, subd. (h); see also *id.*, § 15093 [general requirement of statement of overriding considerations].)

In rare circumstances, CDFG, under this first scenario, might have to prepare some sort of “supplemental review” document addressing project changes or changed circumstances that have arisen in the time period following the local agency’s action on the cultivation project. (CEQA Guidelines, §§ 15096, subd. (f), 15162 – 15164 [rules governing supplemental environmental review under CEQA]; see also *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 944-946, 949-961 [explanation of general legal principles governing supplemental review].) Where supplemental review is required, the applicant is expected to prepare the environmental analysis in the first instance, subject to review and approval by CDFG.

The next best scenario for CDFG would be the second one, in which the local agency has prepared an environmental document but, for whatever reason, neglected to consult with CDFG along the way. Under this scenario, CDFG might be able to use the local agency’s work product, but will first have to ascertain its adequacy for use by CDFG. If the local agency’s work is inadequate for CDFG’s purposes, CDFG may have to step into the shoes of the lead agency and prepare some sort of supplemental review documentation. (See CEQA Guidelines, § 15052, subd. (a)(2).) As noted above, where supplemental review is required, the applicant is expected to prepare the analysis in the first instance, subject to review and approval by CDFG.

The third and fourth scenarios represent the most work-intensive scenarios for CDFG. Under these last two scenarios, CDFG does not receive any environmental document prepared by a local agency, either because the relevant local agency considers the cultivation project to be exempt from CEQA due to its minimal environmental effects or because a local agency has approved the project based on a ministerial local regulatory scheme. Here, again, CDFG requires the applicant to prepare the initial environmental analysis, whether an EIR, MND, or ND, subject to CDFG’s review and approval.

B. Observations about apparent inefficiencies in the regulatory scheme described above: (i) the one-year permit duration of CDFA’s licenses is too short; and (ii) CDFA’s role in the environmental regulation of cannabis cultivation is anomalous and inefficient where cities and counties also regulate cultivation.

In my communications with the Origins Council, I have learned that, under the current regulatory scheme for cannabis cultivation projects, as sketched out above, there is a large backlog of CEQA work to be done for pending cannabis cultivation licenses and license renewals. Backlogs exist both at CDFA and within local governments. If, as is proposed in the Governor’s 2021-2022 budget, the three existing state-level cannabis licensing entities are consolidated into a single Department of Cannabis Control, the CDFA backlog would be transferred to this new entity.

I have also learned from the Origins Council that some local agencies have not been able to complete and adopt discretionary local regulatory schemes under the terms of the CEQA exemption created by Business and Professions Code section 26055, subdivision (h). That exemption is currently set to expire on July 1, 2021, though Senate Bill 59 (Caballero) would push this date out until July 1, 2028.

Finally, I have learned that there is widespread concern about the near-term sunset of Business and Professions Code section 26050.2, subdivision (a)(1), which allows state licensing authorities to grant one-year provisional licenses for cannabis cultivation proposals for which the CEQA process is “underway” but not yet complete. As explained earlier, that statute as currently written would expire by its own terms on January 1, 2022. This date would also be modified by Senate Bill 59, which would push the sunset date out until July 1, 2028.

I have been informed that this current state of affairs has created a potential crisis within the cannabis industry, and particularly for industry participants in the legacy cannabis producing regions. The legal cannabis supply for the California market could be disrupted, numerous small businesses could fail, and millions of dollars in potential taxes

could be lost due to the would-be cultivators' inability to receive licenses allowing them to produce their product.

In light of this unfortunate state of affairs, the Origins Council asked me, as a long-time CEQA and land use attorney, for recommendations on how the current regulatory system might be modified to make it operate more efficiently while still meeting the environmental objectives built into that current statutory framework. Below I set forth both my observations about the existing legal framework and some recommendations and suggestions about how it might be modified to operate more efficiently.

My first observation is that the financial burden of CEQA compliance – which is often quite considerable – is a lot to bear for applicants for state cannabis cultivation licenses that only last for one year. (Bus. & Prof. Code, § 26050, subd. (c).) My guess is that this short duration reflects the concern of the authors of Proposition 64 that members of the voting public might be concerned about the policy wisdom granting long-term cultivation licenses. After all, at the time, cannabis production for non-medical purposes was not allowed under California law. Such a concern may have been reasonable in 2016, but to me the one-year duration makes little sense in retrospect from a regulatory or economic standpoint. Economic activities subject to CEQA typically require long permit durations in order to be able to internalize the high costs of environmental review and still ultimately yield positive returns on investment. Indeed, the greater the costs of CEQA compliance and environmental mitigation, the longer the period an applicant normally needs in order to absorb such costs and still have an economically viable activity to pursue in the marketplace. I am unaware of any other instance in which a permit that requires CEQA compliance remains in effect for such a limited period of time.¹⁶

¹⁶ To the extent that license renewal by CDFA is a discretionary action, CDFA's actions granting such renewals could trigger supplemental environmental review under CEQA in order to address whether project changes or changed circumstances have given rise to environmental impacts not anticipated in the original CEQA compliance documentation for 12-month licenses as approved in the first instance. (See

My second, and much more important, observation is that CDFG's involvement in the environmental side of cannabis cultivation licensing is anomalous in light of the normal way that land use planning and environmental permitting occur in California. Under the typical interagency division of labor between local and state agencies, cities and counties do most of the heavy lifting, while state agencies focus on very specific issues. I have worked on a great many types of development projects over the years, but I have never encountered CDFG as a permitting agency – except in the limited context of cannabis cultivation licensing. Otherwise, CDFG is not normally involved in development siting or environmental permitting. In contrast, CDFW and the various RWQCBs, with their focused statutory missions, are very frequently involved in permitting limited aspects of new development (i.e., those aspects affecting particular biological resources and water quality).

Much efficiency, I believe, would be gained if CDFG's environmental responsibilities were transferred to other agencies, and in particular to local governments that are willing to take on the responsibility. Under such an approach, the State of California would still be involved, but in a more traditional manner. CDFW would continue to participate in ensuring that cultivation activities do not cause undue impacts in biological resources. It would rely on its Cannabis General Agreement where appropriate, but where necessary would approve individual lake and streambed alteration agreements and individual incidental take permits under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.). Similarly, SWRCB and the various RWQCBs would also stay involved in protecting water quality, using the Cannabis General Order and the Cannabis where appropriate, and individual WDRs, individual water rights approvals, and other discretionary regulatory approvals where necessary under section 401 of the Clean Water Act (33 USC § 1341) and the Porter-Cologne Water Quality Control Act (Wat. Code, § 13100 et seq.).

CEQA Guidelines, §§ 15162 – 15164.) Thus, in theory, the issue of CEQA compliance could arise with each and every license renewal ad infinitum.

In the typical land use process, local governments, acting as CEQA lead agencies, make the primary decisions about where proposed land uses should go, and how they should be conditioned or mitigated. Then, state agencies such as CDFW and RWQCBs, acting as responsible agencies, typically focus solely on limited issues that reflect their focused statutory missions, such as the protection of biological resources or water quality. In my experience, state agencies are generally content with this division of labor, as they lack the staff resources to function efficiently as lead agencies. Local agencies function well as lead agencies, as they generally best satisfy the applicable criteria, under which the lead agency “will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose such as an air pollution control district or a district which will provide a public service or public utility to the project.” (CEQA Guidelines, § 15051, subd. (b)(2).)¹⁷

The role of CDFFA in cannabis cultivation licensing does not fit this normal model where city or county regulation is also occurring. Rather, CDFFA functions as a kind of generalist state agency that lacks the kind of very specific subject matter expertise possessed by CDFW, SWRCB, RWQCBs, and many other state agencies. Indeed, as described earlier in section A.2.b of the Discussion portion of this memorandum, CDFFA’s role in the cannabis cultivation permitting process seems to be, in part at least, to act as a conduit for environmental recommendations from those other agencies. (See, e.g., Bus. & Prof. Code, § 26060.1, subd. (b)(1) [requiring the inclusion in cultivation licenses of conditions recommended by CDFW and SWRCB].) In candor, CDFFA, from what I can tell, adds relatively limited environmental value on top of what could be

¹⁷ Cities and counties are accustomed to dealing with a wide range of environmental issues, and are required to do so in their general plans. For example, each general plan must include a “conservation element for the conservation, development, and utilization of natural resources, including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources.” (Gov. Code, § 65302, subd. (d)(1).) Each general plan must also include a “land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, greenways, ... and other categories of public and private uses of land.”

achieved more efficiently by other state and local agencies. It is not clear to me what, if anything, would be lost from an environmental standpoint if CDFA's environmental function were passed down to local agencies.

As explained earlier in section A.4.c of the Discussion portion of this memorandum as part of the description of CDFA's Program EIR, CDFA already disavows responsibility over subjects that normally come under the jurisdiction of local agencies: aesthetics, land use and planning, noise, odors, compliance with building standards, provisions for police and fire protection, and connections to public utilities (e.g., public water, wastewater, and storm drainage systems). (PEIR, p. 4.0-6.) These subjects are within the wheelhouse of cities and counties because of the breadth of the police power that they exercise through their general plans, zoning ordinances, and similar local enactments. (See Cal. Const., Art. XI, § 7; *Candid Enterprises, Inc. v. Grossmont Union High School Dist.* (1985) 39 Cal. 3d 878, 885 (*Candid Enterprises*.)

In contrast, state agencies typically exercise only those powers specifically delegated to them by the Legislature. (See, e.g., *County of San Diego v. Bowen* (2008) 166 Cal.App.4th 501, 508 ["agency action must 'be within the scope of authority conferred' by the Legislature, and cannot be inconsistent with its authorizing statutes].) As a result, most state agencies have very focused statutory missions that do not enable them to dabble outside their areas of authority and expertise. This is true of CDFW and SWRCB, as examples. Notably, CEQA does not allow responsible agencies to comment on areas outside their areas of expertise and jurisdiction. (Pub. Resources Code, § 21153, subd. (c).)

Unlike state agencies, cities and counties exercise a comparatively expansive police power that enables them to legislate in a manner that broadly serves the general welfare and protects public health and safety. (*Richeson v. Helal* (2007) 158 Cal.App.4th 268, 277.) "Under the police power granted by the Constitution, counties and cities have plenary authority to govern, subject only to the limitation that they exercise this power within their territorial limits and subordinate to state law. (Cal. Const., art. XI, § 7.) Apart

from this limitation, the ‘police power [of a county or city] under this provision ... is as broad as the police power exercisable by the Legislature itself.’” (*Candid Enterprises, supra*, 39 Cal.3d at p. 885, quoting *Birkenfeld v. City of Berkeley* (1976) 17 Cal.3d 129, 140.) The breadth of the local police power puts cities and counties into a good position to engage in comprehensive environmental regulation of cannabis cultivation, working as necessary with state agencies such as CDFW, SWRCB, and RWQCBs, as well as with air districts.

If the Legislature were to consider removing the environmental protection function from CDFA (or from a future Department of Cannabis Control) and giving it to local governments instead, there are a variety of potential mechanisms by which the transfer of authority could occur. Below I discuss three specific options that seem promising to me.

C. Recommended options for enhanced city and county regulation of cannabis cultivation

The common element in all three of my proposals is the modification of CDFA’s regulatory authority so that, once a city or county adopts its own regulatory scheme for cannabis cultivation, CDFA is no longer involved in the environmental regulation of projects subject to local regulation. Instead, CDFA’s authority would be focused solely on non-environmental factors. This change would relieve CDFA of any obligation to comply with CEQA with respect to locally regulated cannabis cultivation projects. The elimination of the duplication that currently exists under the law would make the current process substantially more efficient, less time-consuming, and less expensive.

- *Option 1*: Extend by five years the current CEQA exemption in Business and Professions Code section 26055, subdivision (h), by which local governments can develop their own regulatory “ordinance, rule, or regulation ... that requires *discretionary* review and approval of permits, licenses, or other authorizations to engage in commercial cannabis activity”;

- *Option 2*: Extend that same exemption by five years but allow local governments to develop either discretionary or *ministerial* local cannabis cultivation regulatory frameworks; or
- *Option 3*: Require local agencies that want to develop ministerial frameworks to prepare program EIRs instead of operating under a CEQA exemption.

A. Option 1: Discretionary local regulatory programs

As discussed in section A.3.b of the Discussion portion of this memorandum, the Legislature has encouraged cities and counties to adopt regulatory schemes by which, ultimately, these local agencies can grant discretionary approvals authorizing cannabis cultivation. This encouragement takes the form of a CEQA exemption for the adoption of an “ordinance, rule, or regulation ... that requires discretionary review and approval of permits, licenses, or other authorizations to engage in commercial cannabis activity,” provided that “the discretionary review in any such law, ordinance, rule, or regulation shall include any applicable environmental review” required by CEQA. (Bus. & Prof. Code, § 26055, subd. (h).) This exemption is currently available until July 1, 2021, but would be extended to July 1, 2028, by Senate Bill 59.

Under the first policy option I am recommending, CDFG’s environmental authority over cultivation within a particular city or county would end once the participating city or county has adopted its discretionary framework regulating cannabis cultivation. All individual local cultivation applications would be subject to CEQA, ensuring that environmental considerations would be given significant attention. Where the impacts of individual proposals are substantial enough to require an ND, MND, or EIR, the public review process, combined with interagency consultation involving responsible and trustee agencies, would ensure input on how draft proposals can be improved from an environmental standpoint.

To ensure that key state agencies would get a chance to comment on local agencies’ proposed regulatory frameworks, the current CEQA exemption could be

modified to require cities and counties to submit their draft ordinances, rules, or regulations to specified state agencies for their review and comment. Such state agencies could include CDFA, CDFW, SWRCB, RWQCBs, the Department of Forestry and Fire Protection (Cal Fire), the Department of Conservation (DOC), the Air Resources Board (ARB), and the Native American Heritage Commission (NAHC), as well as the pertinent air pollution control district or air quality management district. Input from all of these agencies would likely improve the quality of the local agencies' final products. To ensure that local agencies do not simply ignore good input, they could be required to explain in writing why they rejected suggestions for tightening draft language or including new language. In this respect, the local process could function like a state agency rulemaking process under the Administrative Procedure Act (Gov. Code, § 11346.9, subd. (a)(3).)

Such a process would preserve a large measure of local autonomy and control, as occurs under general plans around the state under the Planning and Zoning Law (Gov. Code, § 65000 et seq.).¹⁸ Different local agencies strike different balances between competing environmental and economic consideration. Some jurisdictions regulate agriculture more aggressively than others, reflecting the preferences of their constituents. One size does not fit all in a state as large as California. Some counties and cities would choose to adopt policies more stringent than those that would be more acceptable in other local jurisdictions.

The development of such local regulatory frameworks will take time. The current CEQA exemption, as noted above, expires on July 1, 2021, but would be extended to July 1, 2028, by Senate Bill 59. Such an extended time frame should be more than sufficient

¹⁸ “The Legislature recognizes that the capacity of California cities and counties to respond to state planning laws varies due to the legal differences between cities and counties, both charter and general law, and to differences among them in physical size and characteristics, population size and density, fiscal and administrative capabilities, land use and development issues, and human needs. It is the intent of the Legislature in enacting this chapter to provide an opportunity for each city and county to coordinate its local budget planning and local planning for federal and state program activities, such as community development, with the local land use planning process, recognizing that each city and county is required to establish its own appropriate balance in the context of the local situation when allocating resources to meet these purposes.” (Gov. Code, § 65300.9.)

for local agencies to put together new discretionary regulatory programs. Five years should suffice (i.e., until July 1, 2026).

B. Option 2: Discretionary or ministerial local regulatory programs

A variation on the concept of transferring CDFW's environmental function to local agencies under the terms described above would be to allow participating local agencies the option of approving either a discretionary or a *ministerial* local regulatory scheme. Input on draft versions of either type of legal framework would still be sought from CDFW, SWRCB, RWQCBs, Cal Fire, DOC, ARB, NAHC, and relevant air districts. Under this option, the process by which the local agency develops its regulatory scheme would remain exempt from CEQA, consistent with Business and Professions Code section 26055, subdivision (h), though the current time period for compliance would be extended for at least five years.

The current CEQA exemption for the formulation of local regulatory schemes is conditioned on the schemes being discretionary in character, and therefore requiring CEQA compliance for individual cannabis cultivation proposals. (Bus. & Prof. Code, § 26055, subd. (h).) This qualification suggests that the Legislature intended to ensure that such individual proposals were subjected to the rigor of the CEQA process as practiced by cities and counties.

A contrary legislative intent appears to have motivated the Legislature when it enacted Fish and Game Code section 1617 and Water Code section 13276. As discussed in section A.2.a of the Discussion portion of this memorandum, section 1617 as amended directed CDFW to adopt emergency regulations that culminated in the adoption of section 722 of Title 14 of the California Code of Regulations, which is entitled, *General Lake or Streambed Alteration Agreement for Activities Related to Cannabis Cultivation* (General Agreement). As discussed in section A.2.b of the Discussion portion of this memorandum, section 13276 led to the preparation of the *General Waste Discharge*

Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities (Cannabis General Order).

Both the Cannabis General Agreement and the Cannabis General Order are enforceable outside and independent of CEQA, and do not require CDFW, SWRCB, or RWQCBs to participate in project-specific CEQA processes. As a result, they benefit cultivation applicants by sparing them the costs in time and money associated with CEQA compliance. The Legislature apparently had these economic and fiscal benefits in mind in directing two key state agencies to develop efficient regulatory approaches to dealing with cannabis-related environmental impacts.

With similar cost and time savings in mind, the Legislature could help to facilitate much more rapid – and less expensive – approvals of local cannabis cultivation projects by allowing cities and counties to develop ministerial regulatory frameworks.

C. Option 3: Ministerial local regulatory programs supported by program EIRs

Under Option 2, discussed immediately above, the process of creating each local regulatory scheme would be exempt from CEQA, but would still be reasonably transparent and would require input from the same state agencies repeatedly mentioned above (CDFW, SWRCB, etc.). Local agencies would have to hold public hearings on their proposals.

Under Option 3, this CEQA exemption would be eliminated, and local agencies would have to prepare program EIRs as informational and analytical vehicles for developing their regulatory programs. Otherwise, Option 3 would retain key elements of Options 1 and 2 with respect to CDFW's reduced role, state agency participation in commenting on draft regulatory proposals, and the need for additional time for the contemplated processes to play themselves out.

The requirement that program EIRs be prepared would increase costs, but might be more acceptable, from a legislative standpoint, to certain stakeholders involved in the

law-making process. Moreover, although, in theory, MNDs might be possible in some jurisdictions facing few environmental challenges, there are precedents for legislatively mandated EIRs (see, e.g., Pub. Resources Code, § 21151.7), and MNDs are notoriously difficult to defend in court against determined opponents supported by expert consultants.

D. Preferred legislative proposal

Of the three options for potential reform I have suggested above, Option 2 has the greatest potential for creating a reasonably efficient process for approving cannabis cultivation projects around the State. This option would require legislative changes allowing for *ministerial* local regulatory schemes adopted after a city or county process exempt from CEQA. Once the local rules were in place, individual cultivation applications in participating cities and counties would not trigger CEQA compliance, and there would no longer be any need for CDFW (or a future Department of Cannabis Control) to get involved in any environmental issues within those local jurisdictions. Where a cultivation project not only receives a ministerial local approval, but also qualifies for coverage under CDFW's Cannabis General Agreement, SWRCB's Cannabis General Order, and, if need be, SWRCB's SIUR process, the result would be an environmentally friendly operation that was not forced to bear the costs in time and money associated with CEQA compliance. I believe that such a process could be put in place well within the timelines proposed in Senate Bill 59 (i.e., by 2028), or even sooner (i.e., by 2026).

CONCLUSION

I hope that this memorandum provides a range of ideas that will facilitate useful discussion within the Legislature and amongst the various stakeholders associated with, and interested in, the cannabis industry in California. By laying out a range of potential legislative approaches, I have attempted to provide fodder for prompting a reasoned discussion of how the current regulatory logjam can be addressed while still ensuring the

ultimate existence of adequate environmental safeguards for cannabis cultivation activities. Reasonable minds can differ as to how they achieve the best balance among various competing policy considerations.



May 14, 2021

Sonoma County Board of Supervisors
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Santa Rosa, CA 9540

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CC: Christina Rivera, christina.rivera@sonoma-county.org

CC: Arielle Kubu Jones, arielle.kubu-jones@sonoma-county.org

CC: Andrea Krout, Andrea.Krout@sonoma-county.org

Re: Comments from Sonoma County Growers Alliance on Proposed Cannabis Policy Updates

Dear Honorable Supervisors,

Since its formation in 2015, the Sonoma County Growers Alliance has always known that a functional cannabis program in Sonoma County has enormous potential to facilitate economic development and augment the county's agricultural sector in an environmentally sustainable manner. It is with sadness and disappointment that we have watched a once thriving local industry fall victim to complicated and duplicative regulations, government bureaucracy, and NIMBYism.

It is abundantly clear that the county's approach has not provided a stable onramp for cannabis operators and has exacerbated tensions among community members and broken the staff structure that was supposed to shepherd the industry into regulatory compliance. Ironically, neither the cannabis industry nor neighborhood groups who generally oppose cannabis are satisfied with the approach the county has taken thus far.

Recognizing this problem, in December, 2019 the Ad Hoc recommended “changes to staff approaches in the following areas: Penalty Relief, outdoor cultivation, original jurisdiction, code enforcement, and the timeline for these recommendations. These changes include an assessment of all remaining penalty relief applicants, process improvements to address the permit backlog, code enforcement shift, and updates to the ordinance toward ministerial permitting.”

The Board of Supervisors directed staff to align the cannabis program with state law, fix the problems that prevented operators from obtaining local permits and address compatibility concerns among land uses. However, as written, the package recommended by the Planning Commission that is being presented to the Board of Supervisors fails to achieve any of these goals. In fact, the proposed Chapter 38 and the lack of reforms to fix the implementation difficulties with Chapter 26 would exacerbate the existing problems. . There are too many disqualifiers in the proposed Chapter 38, and the amendments suggested for Chapter 26 would make it harder to obtain a discretionary permit. One of the most concerning recommendations of the Planning Commission was to limit the Chapter 38 pathway to properties only in groundwater availability zones 1 & 2, disqualifying many otherwise eligible parcels which would be subject to regional and state water regulations anyway. With all the restrictions in Chapter 38 and no mitigation allowed, few applicants will be able to obtain ministerial permits, forcing the vast majority of applicants into a dysfunctional use permit process.

SCGA is working with Origins Council, an industry coalition, to advocate for a pathway for a true local ministerial permitting in a manner that provides more legal certainty for localities and realistic pathway for operators to obtain annual licenses from state agencies. In pursuit of that goal, Origins Council contracted with CEQA Attorney Jim Moose of Remy, Moose and Manley to analyze the CEQA considerations in the present licensing schema and make recommendations to bring the licensing structure into alignment with how other field and row crops, including hemp, satisfy CEQA compliance. The report is gaining traction with the Governor’s Office, legislators committed to transitioning provisional licenses to annual and the agencies tasked to solve the implementation issues related to treating cannabis differently than other field and row crops. We have attached the Moose Report for your review and implore the Cannabis Ad Hoc, county counsel and other staff to read it; we are prepared to participate in robust discussion about CEQA, cannabis, ministerial permitting and local government.

Major changes to cannabis laws and regulations are pending at the state and federal levels. Specifically, California’s three cannabis licensing agencies are slated to be combined into a new Department of Cannabis Control later this year, and new consolidated state regulations will be issued as part of that merger. At the federal level, legislation has been introduced that would legalize this plant once and for all. With these and other changes coming soon, Sonoma County would be better served by fixing the problems with Chapter 26, carefully monitoring the development of state policy with regard to agency consolidation and the application of CEQA to cannabis and national policy with regard to the recognition of cannabis as an agricultural crop, and preparing for those eventualities rather than moving forward hastily with the drafts that have been presented to you.

We appreciate the work of county staff, who have been tasked with a huge undertaking without adequate resources or guidance, but we are frustrated by the lack of any support or guidance for current applicants and legacy operators. The draft ordinances and accompanying materials fail to even mention efforts to help current applicants and legacy operators via grandfathering, an expedited review process, or similar measures when this was brought up numerous times with staff and the Supervisors prior to and during the drafting process. Nonetheless, the county should not implement a policy that creates more problems than it solves and forces it to revisit the same issues again and again. To remedy the dysfunction, the county must reinstate an engaged ad hoc committee, a dedicated program administrator/manager, dedicated planners who will not be reassigned at will and adequate communication among all stakeholders.

Therefore, the Sonoma County Growers Alliance board recommends the following:

- Continue accepting and processing applications for commercial cannabis permits under the existing Commercial Cannabis Land Use Ordinance.
- Pass the General Plan Amendment recommended by staff recognizing cannabis as agriculture.
- Do not adopt Chapter 38 and engage with the state’s cannabis licensing agencies as they merge and develop consolidated regulations as different changes to the county’s ordinance will be needed for alignment.
- Do NOT adopt the revised, more restrictive Chapter 26 and instead focus on improvement of the currently adopted version and alignment with state law, including updating the county’s definitions and adding additional permit types. Needed improvements include:
 - Allow distribution in AG zones with, at most, a MUP.
 - Allow on-farm light manufacturing with a MUP.
 - Develop regulations that allow for Type-7 manufacturing with a CUP.
 - Allow delivery-only retail with a MUP.
 - Allow consumption lounges with a MUP.
 - Allow farm stands and direct-to-consumer sales on a property where a cannabis permit has been issued provided that the applicable state licenses have been obtained.
 - Develop trigger language that will allow issuance of a permit or other authorization for cannabis direct to consumer sales so one can submit a state license application once the state develops regulatory language for their licensure.
 - Revisit the county’s current cap on dispensaries.
 - Allow small scale cultivation on appropriate AR + RR parcels over 10 acres with a CUP
 - Reduce the 10 acre minimum parcel size for small-scale operations
 - Revisit the canopy cap for indoor cultivation on industrial parcels
 - Revisit the outdoor cultivation cap in agricultural zones
- Immediately re-establish the Board of Supervisors’ Cannabis Ad Hoc Committee, or a Cannabis Standing Committee, to deal specifically with cannabis-related issues.
- Hire or appoint a dedicated Cannabis Program Manager, who would coordinate with the various departments involved and serve as a liaison between the county and the public.

- Dedicate planners in Permit Sonoma to review cannabis permit applications. With the fires and other permit issues, the cannabis permits have created a major backlog with some applicants waiting four years now for a determination. Cannabis permit fees sufficiently cover dedicated planning staff, and more permit applications would be filed if the process was more efficient.
- Lower the cultivation taxes
- Engage with the community to establish a successful Cannabis Equity Program specific to Sonoma County to help local operators who've been disproportionately harmed by the war on drugs, from prohibition or overregulation. Enforcement without opportunity is a failed paradigm.
- Mirror state regulations to allow for more propagation area.
- Direct staff to embark on the development of a full comprehensive environmental impact report that is broad in scope and based on a program that defines cannabis as agriculture at the local, state and federal levels akin to hemp and other field and row crops.
- Direct staff to inform and assist existing permit holders with the CEQA process for state licensing.
- Advocate for regulating cannabis as agriculture with the California State Association of Counties, Rural County Representatives of California, regulatory agencies, our state representatives and the Governor's office.
- Create a process for current applicants and previous operators, and who were "zoned out" to be grandfathered in or receive priority processing on future applications

If the BOS does decide to move to approve Chapter 38 (the staff version,) we urge the Supervisors to not make Chapter 26 more restrictive as it will be the vital lifeline for cultivators that can not qualify for permitting under Chapter 38.

Many of the recommendations above can be implemented under the county's original Mitigated Negative Declaration for Chapter 26. We understand that County government has its hands full among the pandemic, wildfires, and day-to-day operations. That being said, we are hopeful that the Board of Supervisors understands that the industry needs your full engagement, that cannabis and the economic activity that flows from this essential supply chain can and should be part of the solution to reestablish solvency and economic growth in a post-COVID world. We urge you to focus on sound policy that supports a robust cannabis industry in Sonoma County.

Respectfully Submitted,



Joanna Cedar

On behalf of the Sonoma County Growers Alliance Board

From: diogj5@mindspring.com
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Cc: elkgirl@me.com
Subject: Class 1 Bikeways meet the definition of parks in the Sonoma County Code of Ordinances and belong in the sensitive use category, subject to 1000" setbacks from cannabis operations.
Date: Friday, May 14, 2021 3:34:41 PM

EXTERNAL

We represent a coalition of neighbors and environmental activists who are trying to preserve what makes Sonoma County so special: our scenic beauty and precious natural resources. Our goal is to limit these cannabis grows to small areas away from residences, not in public view, and not spreading noise or odor. Unfortunately, this is not what has been proposed.

SPECIFICALLY, we want the County to change the following:

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.
6. Increase setbacks from property line of all residences & sensitive uses to 1,000' for outdoor and hoop house cultivation and 300 feet minimum for indoor & greenhouse cultivation.
7. Force cannabis processing into facilities in commercial and industrial zones only.
8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor & greenhouse cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worst for existing permits.
12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Save trees with fruit or nuts from destruction, including oaks.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.
15. Impose a local residency requirement, where "operators" are defined as owning at least 51% of the applying business.
16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this during a pandemic when so many people are struggling and distracted, during a drought emergency without an adequate water study, without a appropriate environmental review or listening to affected neighbors is an unnecessary rush to judgment.

Toney & Nancy Prussiameritt
Healdsburg, CA

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From: [Toby Rosenblatt](#)
To: [Cannabis](#)
Subject: Board of Supervisors Calendar Item 14, Meeting of May 18,2021
Date: Friday, May 14, 2021 12:09:56 PM

EXTERNAL

I urge you to reject the proposed legislation with respect to land use planning and cannabis growing in the Bennett Valley and Sonoma County. The substantial and long-term consequences of the proposed legislation are material and significant, so much so as to warrant and require a full Environmental Impact Report. The Negative Declaration (SMND) is clearly not legal or sufficient because of inadequately studied or mitigated impacts on water usage, odors, open space, vistas, fire suppression, and the potential dominance of this crop over other agriculture and thus inclusion in the ordinances supporting agriculture existing in the County. The extent of public controversy, by itself, is sufficient to warrant a full EIR. Please send the proposal back to staff with your negative vote on the proposed law and regulations and your insistence on a full EIR.

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From: [Arielle Kubu-Jones](#)
To: [Cannabis](#)
Subject: FW: Cannabis Ordinance BOS 5/18/21
Date: Friday, May 14, 2021 11:21:16 AM

From: VICKI AMTOWER <roycestreet@comcast.net>
Sent: Friday, May 14, 2021 8:40 AM
To: Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>; Andrea Krout <Andrea.Krout@sonoma-county.org>; district3 <district3@sonoma-county.org>; Jenny Chamberlain <jchamber@sonoma-county.org>
Subject: Cannabis Ordinance BOS 5/18/21

EXTERNAL

Dear Supervisors: I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups. I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties .

Vicki Amtower
Bloomfield

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To: [Cannabis](#)
Subject: Cannabis Ordinance BOS 5/18/21
Date: Friday, May 14, 2021 4:05:45 PM

EXTERNAL

Dear Supervisors: I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups. I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties .

Vicki Amtower
Bloomfield

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From: [Veronique Anxolabehere](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Cannabis ordinance for Sonoma County
Date: Friday, May 14, 2021 3:49:57 PM

EXTERNAL

Dear Supervisors:

The proposed changes to the cannabis permitting process will be some of the most significant land use changes in Sonoma County in the last 40 years.

I am a member of a coalition of neighbors and environmental activists who are trying to preserve what makes Sonoma County so special: our scenic beauty and precious natural resources. Our goal is to limit these cannabis grows to small areas away from residences, not in public view, and not spreading noise or odor. Unfortunately, this is not what has been proposed.

SPECIFICALLY, we want the County to change the following:

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The existing SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.
6. Increase setbacks from the property line of all residences, schools, childcare facilities and parks to 1,000 feet for outdoor and hoop house cultivation and 300 feet minimum for indoor cultivation.
7. Require cannabis processing in facilities in commercial and industrial zones only.
8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worst for existing permits.

12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Update cannabis ordinance to comply with the County's tree ordinance and prevent removal of oak trees.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.
15. Impose a local residency requirement, where "operators" are defined as owning at least 51% of the applying business.
16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this — during a pandemic when so many people are struggling and distracted, during a drought emergency with inadequate water study, without a real environmental review, or listening to affected neighbors — it's an unnecessary rush to judgment. Slow down, listen to neighbors and the environmental community, and let's do this the right way.

Véronique Anxolabehere
Petaluma

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From: [Val](#)
To: [Susan Gorin](#); [Cannabis](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); "[jchamber@sonoma-county.org](#)[jchamber@sonoma-county.org](#)"; "[district5@sonoma-county.org](#)[district5@sonoma-county.org](#)"; "[Lynda.Hopkins@sonoma-county.org](#)[Lynda.Hopkins@sonoma-county.org](#)"; [Leo Chyi](#)
Subject: cannabis
Date: Friday, May 14, 2021 5:53:35 PM

EXTERNAL

This is to inform you I am adamantly opposed to any more cannabis in this county. If you approve any more of this being grown, the following will surely happen:

We are already in a drought and we don't need this crop to be grown since it can't be eaten.

The smell to nearby residents will create a terrible atmosphere.

Crime rates in the growers areas will go up from criminals trying to steal the crop.

Law enforcement will have extra work because not everyone who grows this stuff is an upstanding citizen.

Our roads will be more unsafe because people will be driving high on this stuff.

I can't believe that such a large group as yourselves can be so naive. Maybe you haven't been out in real world to know any better. I hope that your only motive for approving this is not just \$\$\$\$ but I'm afraid that that may be your motivation and if that is the case, that is truly sad.

This is truly a beautiful county; don't let it become a garbage dump.

Thank you for any consideration to what I have said.
Valerie Conger, West County

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From: [Viviane](#)
To: [Cannabis](#)
Subject: Proposed Cannabis Ordinance
Date: Friday, May 14, 2021 4:44:33 PM

EXTERNAL

To The Board of Supervisors,

Do you know what it's like to live near a cannabis farm? Unfortunately for us, my family and our neighbors do.

There is an illegal cannabis farm in our neighborhood. PRMD finally fined them in January (please refer to PRMD Case #VMC20-1119). The inspector determined that it was a medium-size operation with approximately 80 in-ground plants (less than an acre). From July 2020 through November 2020, the smell coming from this operation was overwhelming and constant. We live down-wind from that property. Our house is about 600 feet from their property line, and even with that distance the smell was so strong that we could not open any doors or windows for months; and had to have a HEPA filter running full-time so the odors would not permeate inside our home. I had to wear a mask if I wanted to work in my garden. If I did not, I would feel sick and nauseous by the end of the day.

We live in a typical West County neighborhood, with a mixture of residential (RR) and diverse agricultural (DA) lots. We have about 16 properties on our street and 4 of those are above 10 acres. If all 4 of those properties decide to grow cannabis, life as we know it would end for us all.

I attended the meetings held by The Planning Commission via Zoom (along with hundreds of neighbors and fellow West County residents). I wrote a letter to The Planning Commission and I voiced my concerns during the public comments. But it seems that our concerns were mostly ignored. The Planning Commission even took a step backwards, deciding to remove the requirements to control odors for outdoor growth. How can this be?!

Moreover, the Planning Commission recommends to move forward without an Environmental Impact Report... in a time of severe drought! It is utterly irresponsible!

We, your constituents, have elected you to look after our interests. Therefore, it is your responsibility to make sure that the quality of life and the property values of our residences are not completely destroyed by allowing the cannabis industry to operate in mixed (RR and DA) residential neighborhoods.

Respectfully,

Viviane Bauquet Farre
505 Dusty Ln
Sebastopol CA 95472

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From: [Arielle Kubu-Jones](#) on behalf of [Susan Gorin](#)
To: [Cannabis](#)
Subject: FW: Cannabis Ordinance BOS 5/18/21
Date: Friday, May 14, 2021 1:32:27 PM
Attachments: [Cannabis BOS Oppo Ltr May 2021.docx](#)

From: Virginia Hair <clobloomfield@icloud.com>
Sent: Friday, May 14, 2021 12:47 PM
To: David Rabbitt <David.Rabbitt@sonoma-county.org>; Susan Gorin <Susan.Gorin@sonoma-county.org>; district3 <district3@sonoma-county.org>; district4 <district4@sonoma-county.org>; district5 <district5@sonoma-county.org>
Cc: Andrea Krout <Andrea.Krout@sonoma-county.org>
Subject: Cannabis Ordinance BOS 5/18/21

EXTERNAL

Dear Supervisors Rabbitt, Gorin, Coursey, Gore and Hopkins
Attached is my letter in opposition to the proposed changes to the Cannabis Ordinance.
Thank you for your service.
Sincerely,
Virginia Hair

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RE: Cannabis Ordinance BOS 5/18/21

May 14, 2021

Dear Supervisors Rabbitt, Gorin, Hopkins, Coursey and Gore

I have lived in California since 1972, and have resided in Sonoma County since 1984. I am sending you this letter to voice my opposition to the proposed changes to the Cannabis Ordinance.

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County; have read the letters in the newspapers and the information and analysis from neighborhood groups; have done hours of research online about the issue; have participated in virtual meetings; and have submitted previous letters outlining my objections and my proposals.

I am concerned that the County has not reached out to residents for their input in the drafting of these changes; and believe that the powerful, well funded cannabis industry has exerted undue influence in the drafting of these changes.

I have come to the conclusion that the Mitigated Negative Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR which will protect our natural resources; comply with CEQA requirements; and give residents a right to their health, safety and peaceful enjoyment of their properties.

I have lived in the small, unincorporated town of Bloomfield since 1986. I am very concerned what our town and rural Sonoma County will become if these changes are approved.

The issues of most concern to me personally in the proposed changes are:

- The lack of *adequate setbacks* from rural residences - *minimum* set back should be *1000 feet*, property line to property line
- *Water usage*, especially in the second year of a severe drought - water usage should be metered, regulated and monitored; and no trucked water should be allowed
- *Odor nuisance* from outdoor and indoor cultivation - control measures, such as adequate setbacks, must be enacted
- *Fire safety* on narrow, rural roads and in rural towns without adequate fire protection services - sites with these problems should not be allowed
- *Size of cultivation sites* on properties adjacent to rural residences and towns - the maximum cultivation site allowed should be *one acre* per parcel with a *minimum* parcel size of *20 acres*
- *Length of permit* - all permits should *only* be granted for *one* year to give the County time to evaluate the Program and do adequate inspections and code enforcement on the sites

- *Ministerial permits* through the Department of Agriculture should not be allowed - all permits should be CUP and only be processed by PRMD
- *Cannabis tourism* should not be allowed

I implore you to vote NO to the proposed changes to the Cannabis Ordinance and to declare a moratorium on any new cannabis permits, until you have done the required Project EIR. Until then, any pending permits should only be processed by PRMD.

Thank you for your consideration of my opinions, and for your service to our County. Please protect Sonoma County and its residents when you make your decision.

Sincerely,
Virginia Hair
6661 Church St
Bloomfield CA

From: [Vicki Smith](#)
To: ArielleKubu-Jones@sonoma-county.org; [Andrea Krout](#); [district3](#); [Jenny Chamberlain](#); [district5](#); [Cannabis](#)
Subject: SUBJECT: Cannabis Ordinance Comments
Date: Friday, May 14, 2021 9:28:38 PM

EXTERNAL

Dear Supervisors:

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups. I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties.

I urge you to maintain the 1000' setbacks to Class 1 Bikeways that are a part of the current Draft Cannabis Ordinance and to not accept the recommendation of the Planning Commission that these setbacks be eliminated. These trails are our linear parks. They are defined in the Sonoma County Code of Ordinances as "*all land*

or water owned, leased, managed, or controlled by the Sonoma County park system." They do not need further clarification or codification.

Vicki Smith
Hessel area of Sebastopol

Sent from my iPhone

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From: [aswhiteas snow](#)
To: [Cannabis](#)
Subject: 65 acres
Date: Saturday, May 15, 2021 9:40:39 AM

EXTERNAL

To our Board of Supervisors,

Please do not approve these proposed 65 acres to cannabis growing.

It is an undesirable addition to our county, neighborhoods, and quality of life.

Please let LOCAL persons develop their own ideas for businesses.

We don't need outside vendors taking over our land for purposes that will lower our property value and quality of life.

***I live in Occidental on Coleman Valley Road where several farms are proposed; also on Joy Road, Fitzpatrick Lane, and Bohemian Hwy; all close to me.

This would be disastrous to wild life and the sense and view of beauty and repose we have enjoyed for decades.

***Please don't do this to US.

We will vote you out of office if you do.

Sincerely thanking you for your service,

Ann Lorraine Holmes*

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From: economove@netzero.net
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Pot Ordinance
Date: Saturday, May 15, 2021 5:15:57 PM

EXTERNAL

Dear Supervisors:

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups. I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties.

Aaron Krug

Petaluma

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From: [Bob Fabian](#)
To: [Cannabis](#)
Subject: the issue of commercial cannabis in our neighborhoods
Date: Saturday, May 15, 2021 1:09:14 PM

EXTERNAL

Hello,

We can still realize large tax-base increases from this new industry, but there's a flaw in the planning. Any commercial business that requires security does not belong in neighborhoods.

For this industry the only permissible areas I can think of are warehouse districts and commercial ag. And then there's the question of water use. With climate change breathing down our necks, and rain water recharged aquifers, does a water intensive industry make any sense? Let's do a real, honest EIR to determine what makes sense on this issue.

Thank you,

Bob Fabian
103 Pepper Lane
Petaluma, CA 94952

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From: [William Saxon](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [David Rabbitt](#); [Sean Hamlin](#); [districtr@sonoma-county.org](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Cannabis Ordinance
Date: Saturday, May 15, 2021 11:59:14 AM

EXTERNAL

Dear Board of Supervisors and fellow Sonoma County residents,

Class 1 Bikeways meet the definition of parks in the Sonoma County Code of Ordinances and belong in the sensitive use category, subject to 1000' setbacks from cannabis operations.

We represent a coalition of neighbors and environmental activists who are trying to preserve what makes Sonoma County so special: our scenic beauty and precious natural resources. Our goal is to limit these cannabis grows to small areas away from residences, not in public view, and not spreading noise or odor. Unfortunately, this is not what has been proposed.

SPECIFICALLY, we want the County to change the following:

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.
6. Increase setbacks from property line of all residences & sensitive uses to 1,000' for outdoor and hoop house cultivation and 300 feet minimum for indoor & greenhouse cultivation.
7. Force cannabis processing into facilities in commercial and industrial zones only.
8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor & greenhouse cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worst for existing permits.
12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Save trees with fruit or nuts from destruction, including oaks.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.
15. Impose a local residency requirement, where "operators" are defined as owning at least 51% of the applying business.
16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this during a pandemic when so many

people are struggling and distracted, during a drought emergency without an adequate water study, without an appropriate environmental review or listening to affected neighbors is an unnecessary rush.

I urge doing the right thing.

Bill Saxon
Graton

cannabis@sonoma-county.org
Susan.Gorin@sonoma-county.org
Arielle.Kubu-Jones@sonoma-county.org
David.Rabbitt@sonoma-county.org
Andrea.Krout@sonoma-county.org
district3@sonoma-county.org
Chris.Coursey@sonoma-county.org
Sean.Hamlin@sonoma-county.org
district4@sonoma-county.org
James.Gore@sonoma-county.org
jchamber@sonoma-county.org
district5@sonoma-county.org
Lynda.Hopkins@sonoma-county.org
Leo.Chyi@sonoma-county.org

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From: [Arielle Kubu-Jones](#) on behalf of [Susan Gorin](#)
To: [Cannabis](#)
Subject: FW: Cannabis
Date: Saturday, May 15, 2021 9:55:44 AM

-----Original Message-----

From: Carla <pacsunset@hotmail.com>
Sent: Saturday, May 15, 2021 9:45 AM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: Cannabis

EXTERNAL

Cannabis has no place in our rural community near homes!! We are already bombarded with so many and this is not what our “plan” was designed for. Now with water shortages, etc. they should not be approved. Please listen to the people who have made our homes and lives here!

Carla Sundberg
Penngrove

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From: [Arielle Kubu-Jones](#) on behalf of [Susan Gorin](#)
To: [Cannabis](#)
Subject: FW: May 18 Meeting on Cannabis
Date: Saturday, May 15, 2021 9:57:14 AM
Attachments: [May 14.docx](#)

From: machaus@sonic.net <machaus@sonic.net>
Sent: Friday, May 14, 2021 11:11 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>; district3 <district3@sonoma-county.org>; David Rabbitt <David.Rabbitt@sonoma-county.org>; district4 <district4@sonoma-county.org>; district5 <district5@sonoma-county.org>
Subject: May 18 Meeting on Cannabis

EXTERNAL

Please include in the records for the meeting next week on Cannabis on May 18.
Thank you.
Diane McClelland

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May 14, 2021

To: Sonoma County Supervisors
Re: May 18, 2021 Meeting on Cannabis

I am writing to have my comments included in the record regarding the proposed cannabis ordinance for Sonoma County meeting on May 18, 2021.

I don't care how long this has been in the making, the ordinance is the worst thing that can happen to the residents of this county.

Number 1 --- Why is the control being transferred to an unaccountable department rather than stay with the people who are elected to office. This would give elected officials a way out of responsibility when issues arise. People have elected officials so there is accountability, not a department that has none. Permitting should not be delegated like this.

Number 2 - And probably most important -- **WHY ARE WE PERMITTING ANY CANNABIS PERMITS ANYWHERE IN OUR COUNTY IN EXTREME DROUGHT CONDITIONS???? HOW MUCH WATER IS GOING TO BE SUCKED OUT OF OUR AQUIFERS FOR POT GROWING???** It would seem more prudent that you should be putting a moratorium on ANY Cannabis growing EVERYWHERE during these drought conditions. This makes no sense to be making ordinances like this in a drought. We need water for drinking and for our dairies, not pot growing!

Number 3 – Where are the guidelines to limit the number of farms that can grow as well as the size? Limitations should be by number of acres, not a percentage of total acres. We need limitations not only on location, but the number of farms and size in a geographical area. It should be the same as a liquor license. There should be only so many total allowed and so much total acreage, period. I would suggest this be added to the guidelines.

Number 4 - Who all was on the ad hoc committee? Wouldn't Supervisor Gore have a conflict of interest with a family member involved in this industry? Was there not any other Supervisor that could have served?

RECAP - I think these cannabis farms are a blight on our community, especially the rural community. In my opinion, I don't believe we should be permitting any of them in our area. They may be the legal, but that doesn't mean it is a good law for our area. What is to stop this industry from gobbling up all our dairy and agricultural land over time. There needs to be strict limitations both to the number of dispensaries as well as the farms. This is not a welcome industry to Sonoma County.

I urge extreme limitations on these farms, both in number, location, and size. Save the water for our citizens, not pot farmers, and do not delegate licensing to some Department. Please keep your control over this issue.

Diane McClelland
Petaluma, CA

From: [Deb Preston](#)
To: [Susan Gorin](#); [Arielle Kubu-Jones](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#); [David Rabbitt](#); [Cannabis](#)
Subject: Cannabis Ordinance Need for EIR
Date: Saturday, May 15, 2021 10:52:19 AM

EXTERNAL

Dear Supervisors Et. Al;

The proposed changes to the cannabis permitting process will be some of the most significant land use changes in Sonoma County in the last 40 years.

I am a member of a coalition of neighbors and environmental activists who are trying to preserve the beauty and natural resources of Sonoma County. Our goal is to limit these cannabis grows to small areas away from residences, not in public view, and not spreading noise or odor. Unfortunately, this is not what has been proposed.

There are many issues involved but these are the ones most important to me as a resident:

---Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The existing SMND is fatally flawed and should be scrapped.

--- Ensure that residential wells do not run dry due to cannabis operations. **To this point there are untold numbers of illegal indoor grow operations, using water, with no enforcement. I have witnessed at least 6 in my own neighborhood with others suspected and one (suspected) in process. We are all on wells so the growers use the water with impunity.**

--- Increase setbacks from the property line of all residences, schools, childcare facilities and parks to 1,000 feet for outdoor and hoop house cultivation and 300 feet minimum for indoor cultivation.

--- Impose a local residency requirement, where “operators” are defined as owning at least 51% of the applying business.

--- Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this — during a pandemic when so many people are struggling and distracted, during a drought emergency with inadequate water study, without a real environmental review, or listening to affected neighbors — it’s an unnecessary rush to judgment. Slow down, listen to neighbors and the environmental community, and let’s do this the right way.

Sincerely,

Deborah Preston, Sebastopol

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From: dawnelle.ricciardi@sonoma.edu
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: No Cannabis on Pepper Lane in Petaluma!!
Date: Saturday, May 15, 2021 4:43:31 PM

EXTERNAL

Dear Board of Supervisors,

There is so much wrong with allowing large pot farms to go into our neighborhoods. It is the opposite of the progressive and sustainable policies our communities need to be resilient. I will let others list all of the negatives: the threats to clean water, and to wildlife; light pollution and other issues created by securing pot plants. Please take the time to create a sustainable and low-impact plan for very small scale growing.

Thank you very much!

Dawnelle Ricciardi
Pepper Lane, Petaluma

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From: [Erin Clark](#)
To: [Cannabis](#)
Cc: [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Cannabis Ordinance for Sonoma County
Date: Saturday, May 15, 2021 6:40:40 PM

EXTERNAL

Dear Supervisors:

The proposed changes to the cannabis permitting process will be some of the most significant land use changes in Sonoma County in the last 40 years.

I am a member of a coalition of neighbors and environmental activists who are trying to preserve what makes Sonoma County so special: our scenic beauty and precious natural resources. Our goal is to limit these cannabis grows to small areas away from residences, not in public view, and not spreading noise or odor. Unfortunately, this is not what has been proposed.

SPECIFICALLY, we want the County to change the following:

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The existing SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.

5. Ban all cannabis cultivation in Community Separators.

6. Increase setbacks from the property line of all residences, schools, childcare facilities and parks to 1,000 feet for outdoor and hoop house cultivation and 300 feet minimum for indoor cultivation.

7. Require cannabis processing in facilities in commercial and industrial zones only.

8. Require fire inspection reports on all hoop houses.

9. Require that no odor will cross the property line for all indoor cultivation and processing.

10. Prohibit cannabis events near homes and in agricultural or resource zones.

11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worst for existing permits.

12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.

13. Update cannabis ordinance to comply with the County's tree ordinance and prevent removal of oak trees.

14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.

15. Impose a local residency requirement, where “operators” are defined as owning at least 51% of the applying business.

16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this — during a pandemic when so many people are struggling and distracted, during a drought emergency with inadequate water study, without a real environmental review, or listening to affected neighbors — it’s an unnecessary rush to judgment. Slow down, listen to neighbors and the environmental community, and let’s do this the right way.

Erin Easton Clark -

825 Leslie Road
Healdsburg, CA 95448

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From: [Elizabeth Reilly](#)
To: [Cannabis](#)
Subject: public comment
Date: Saturday, May 15, 2021 7:16:41 PM

EXTERNAL

i am opposed to the new regulation that would not require environmental review for the growing of cannabis, which is known to use so much water (in time of drought). environmental review is necessary.

elizabeth reilly
2177 mill creek rd
healdsburg 95448

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From: [Grace Barresi](#)
To: [Scott Orr](#); [Cannabis](#)
Cc: [PlanningAgency](#)
Subject: Questions in preparation of May 18 BOS meeting
Date: Saturday, May 15, 2021 1:54:39 PM

EXTERNAL

Dear Deputy Director Orr:

Thanks for all of your work on the revisions to the cannabis ordinance. I am looking forward to the BOS meeting on May 18th. I have two questions for you that I would like addressed prior to this meeting.

I read the posted agenda documents in preparation for my attendance. I also listened to the related Planning Commission hearings, and I'm curious about your response to a question raised: "why setbacks to rural residential homes could not be the same as schools."

You answered: *"...when you look at setbacks from a school, you know that's usually a singular point right, whereas... homes and neighborhoods have multiple points in all directions, so if you were to apply 1,000 feet from the cultivation area I'm going to use the one acre standard so 1,000 feet from the cultivation area in every single direction you're looking at a minimum parcel size of about 111 acres. Because you're basically adding...a third of a mile half of a mile on you know, to the dimensions so it's **significantly more impactful because residences are in all directions**".*

I feel that you admit to the very problem of placing commercial cannabis businesses inside neighborhoods: backyards and playgrounds 100 feet away from an acre of cannabis **also** happen to surround that cannabis on all sides...(i.e., people, homes...a dense neighborhood). There's a reason you define schools as a sensitive use but you've decided kids, teachers, and parents should deal with cannabis odor while at their own home and backyard.

Question: Could you help me understand why it's too difficult to classify residential properties as "sensitive uses"? I would really like to hear from you about that.

Last month, the Planning Commission voted to increase setbacks for outdoor cannabis cultivation to **400 feet to the property line** when adjacent to a residential zoned parcel.

But that vote result is **completely absent** from the May 18 Board of Supervisors "Recommended Action" list. I didn't find it anywhere in any cannabis document -- Ch26, Ch38, SMND.

Question: Could you please help me understand why extending cultivation setbacks are again missing from another cannabis ordinance update? You have several hundred letters from County residents calling for setbacks changes.

Thanks for addressing these two questions.

Grace, Sebastopol homeowner

Reference: April 15, 2021, Planning Commission meeting summary, p17-18 of Sec.38.12.040:

Residential zoning districts. Outdoor and hoop house cultivation must be set back a **minimum of 400 feet from a property line** that abuts a parcel with a residential zoning designation under Chapter 26 (AR, RR, R1, R2, R3). Distance is measured in a straight line from the nearest point of canopy to the nearest point of the adjoining residential property line.

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From: [Grace Stegemann](#)
To: [Cannabis](#)
Subject: 1000 foot setback
Date: Saturday, May 15, 2021 8:59:33 AM

EXTERNAL

Please keep the 1000 foot setback for cannabis growers along Joe Rodata Trail and West County Trail

Grace Stegemann
Sebastopol/Graton

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From: [Hiedie Conner](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#); ccbloomfield@gmail.com
Subject: Cannabis Ordinance
Date: Saturday, May 15, 2021 3:04:07 AM

EXTERNAL

Dear Sonoma County Board of Supervisors and Staff,

By now you have heard every reason, every fact, every plea, every situation to vote NO on the proposed new Cannabis Ordinance. You have heard and read hundreds if not thousands of letters, emails, conversations, articles, stating over and over our opposition to the proposed Planning Commission changes. We have hired lawyers, consulted with experts and presented the facts to you, OUR representatives. Now, you will sit in judgment and will vote for the future of Sonoma County and for the many many who will be adversely affected by your vote to accept the new proposed Ordinance.

The bottom line is and should be VERY SIMPLE! With the drought situation looming over our county and our State, with less than 50% of our normal snow pack and subsidence showing up in all areas of our aquifers, it would be absolutely **totally irresponsible** for you to vote for anything that would increase water use in our county! From extending Cannabis permits to building new housing!

It was reported in one of the Planning Commission Hearings that there were 149 Cannabis Grow applications awaiting your "approval" vote! Ask yourselves where is this water going to come from?? With climate change and an uncertain future, is this really the time to be making such radical agricultural changes to our county?!

Everything about the new proposed Cannabis Ordinance is wrong for our unstable environment and our residents. PLEASE do you due diligence, go back to the drawing board. Build in protections for your constituents, be responsible and not invite litigation, neighbors against neighbors against the county.

PLEASE have the courage to do the RIGHT THING. PLEASE vote NO, NO, NO until you get it right. Form a citizens committee of those being most affected by these proposed grows and with the the Cannabis representatives. Not a committee composed of two Board Members and the Cannabis consortium! What is wrong with this picture????!!!

Your job as Board members is to speak for us and do everything in your power to protect us. SO HEAR US!
and do the right thing! Vote NO!

Very Sincerely,
Hiedie S, Conner Bloomfield CA
hiediehoe@aol.com

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From: ↓
To: Cannabis; [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Cannabis in Sonoma County
Date: Saturday, May 15, 2021 5:03:19 PM

EXTERNAL

Dear Supervisors:

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups.

I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting.

I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable.

It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties.

Joann Binder
Petaluma



Virus-free. www.avast.com

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From: [Joan Conway](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Proposed Commercial Cannabis Ordinance
Date: Saturday, May 15, 2021 8:33:46 PM

EXTERNAL

Dear Supervisors and Staff,

I am writing to you regarding the Proposed Commercial Cannabis Cultivation in Agricultural and Resource Areas Zoning Ordinance and Zoning Code Amendments and General Plan Amendment that will be under consideration at the BOS meeting on May 18, 2021.

I urge you to decline to adopt the proposed resolution and instead vote to invest in a full Programmatic Environmental Impact Report to determine suitable areas for future grows. The SMND is seriously flawed. The potential longterm impacts could be devastating and irreparable. Some of the RRD zoned areas include endangered species habitats, Coho Salmon restoration projects, scarce water sources, one lane roads and areas of extreme fire danger.

Sincerely,
Joan Conway
Healdsburg, CA 95448

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From: [Jessica Ruskin](#)
To: [Cannabis](#)
Subject: Phase 2 Cannabis Amendments – May 18
Date: Saturday, May 15, 2021 9:17:32 AM

EXTERNAL

Dear Supervisors:

I am appalled to learn that you are considering amendments and revisions to the cannabis ordinance for Sonoma County without reaching out to residents and at a time when fire danger and drought are two of the most pressing and urgent issues facing our county. That you are even considering allowing more agri-business and a crop that uses obscene amounts of water and requires drying its crop as part of the cultivation is grossly short sighted and a blatant money grab that literally puts citizen lives in danger.

I am very concerned about:

1. the use of water additional cannabis farms will require when drought conditions are becoming the new norm;
2. the fire danger that large amounts of easily-ignitable dried cannabis invite during an elongated fire season;
3. the traffic impact on Bennett Valley Road, which already needs repair and is the only single-lane way in and out of a major fire corridor for thousands of residents.

I feel strongly that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our very limited natural resources, will comply with CEQA requirements and at the same time give residents a right to their health and safety.

Thank you,
Jessica Ruskin
Bennett Valley
Santa Rosa

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From: [Kimberly Blattner](#)
To: [Judy Young](#)
Cc: [district3](#); [Cannabis](#)
Subject: Re: Uninformed, Unrepresented and Concerned
Date: Saturday, May 15, 2021 3:25:18 PM

EXTERNAL

Wow Judy, your letter was impressive, well researched. Hopefully, you'll get some traction.

Let us know how we can help.

Kimberly

> On May 14, 2021, at 1:24 PM, Judy Young <gigisonoma@gmail.com> wrote:

>

> Thank you very much, Chris. I must say, your response was a breath of fresh air...and quite a contradiction to our brief two sentence reply from our own Supervisor. I am glad to know there are thoughtful people on the Board of Supervisors and hope you and your colleagues will take the time necessary before voting on this issue. I ask that the vote be postponed, an EIR be ordered and time be given for the greater Sonoma County community to be informed on all the issues of this possible massive shift in the environment, culture, economics, aesthetics and safety of our county. Each Supervisor should hold a Town Hall for their constituents so they can get a sense of the magnitude of this endeavor and the multifaceted consequences we all face. This morning many of those in the Sonoma Valley were happy to see THE FIRST article on this issue printed in the Sonoma Index Tribune...four days before this vote! I have heard from many people already how pleased they were to see some coverage.

>

> An aside you should know about and all Supervisors should question. I learned from a very reliable resource that the County Planning Commission is dealing with only two aspects of the cannabis industry in our county... dispensaries and issues surrounding indoor farming. Why is the planning commission not aware of this largest and most impactful aspect of this industry. Why is the Board of Supervisors not seeking their opinions, knowledge of other issues, etc. The lack of public exposure to this issue is criminal...one cannot but help believe it is purposeful. Please, let the "sunshine" on these important matters and avoid the obvious problems that the BOS will create if they continue to act as they have to this point.

>

> I thank you for this other email address and will send a copy of this to that address as well, and will share it with many people.

>

> Judy Young

>

>> On May 14, 2021, at 11:12 AM, district3 <district3@sonoma-county.org> wrote:

>>

>> Judy,

>>

>> Thank you for contacting my office regarding the Revised Cannabis Cultivation Ordinance. I appreciate your taking the time to share your thoughts on this matter.

>>

>> I will be studying the Planning Commission proposal in the coming days to better understand the policy and its impacts. Your comments also will help inform me of the community's needs and concerns on this issue. The Board of Supervisors has set a date for the hearing on May 18 to hear this item. If you are interested in obtaining additional information please visit Sonoma County's Cannabis Ordinance Website.

>>

>> I recognize that this is an issue with a great deal of passion on all sides. I will work to find solutions that benefit communities of interest to the best of my ability.

>>

>> Right now, the fastest way to offer your comments, concerns or opinions is to write an email to cannabis@sonoma-county.org. All messages sent to this email address will be provided to the Board as they are

received.

>>

>> Again, thank you for contacting me about the Revised Cannabis Ordinance. Your opinions are valuable and I will review each of them as I prepare to hear this item.

>>

>> Sincerely,

>>

>>

>> Office of Supervisor Chris Coursey

>> Third District

>> Sonoma County Board of Supervisors

>> 575 Administration Dr., Room 100A

>> Santa Rosa CA, 95403

>> Phone: (707) 565-2241

>> Email: district3@sonoma-county.org

>>

>>

>>

>> -----Original Message-----

>> From: Judy Young <gigisonoma@gmail.com>

>> Sent: Thursday, May 13, 2021 3:09 PM

>> To: district3 <district3@sonoma-county.org>

>> Subject: Uninformed, Unrepresented and Concerned

>>

>> EXTERNAL

>>

>> I sent this letter to Susan Gorin yesterday and wanted to make sure that the entire Board of Supervisors knew how my husband, Charles Young, and I felt.

>>

>> Thanks.

>> Judy Young

>>

>> Dear Susan,

>>

>> Chuck and I are extremely concerned about the proposals for huge cannabis farming areas in our County. We are puzzled why, when Napa and Marin have made it abundantly clear they want no part of this industry in the unincorporated areas of their counties, the Board of Supervisors of our County is set to proceed with this extremely "thirsty" crop when we are in such a dire situation with our water.

>>

>> Personally we are not opposed to cannabis in general and indeed have used several products for medicinal purposes. We are not "pot smokers" and although we don't think it is a good choice for society as a whole, our opinion in no way affects our thinking on this issue. It is common sense that we should not scale up farming of this product at this time of drought. We have heard of no concrete watering restrictions or responsibilities placed on these farms which we assume are mostly corporate entities. With 80% of our State's water used for agricultural purposes, how is the Board of Supervisors acting in a fiduciary way by adding to this problem? Do you think that we can solve this drought situation by reducing residual use by 20%. Of course we can't.

>>

>> In case the Board of Supervisors doesn't think WATER is enough of a reason to postpone your important vote on May 18, here are a few additional issues that should be considered before proceeding:

>>

>> ***STENCH...This crop stinks. Cannabis has a foul odor during its growth cycle and worse when it is in flower. It will not just bother people who live downwind, it will have a dire effect on the quality of their lives... AND their property values. It is unconscionable that you and others would think people living near this crop would settle for their new reality and the obvious loss of value in their homes. Susan, would you like a pot farm at the end of your street where your new home is located? How can you think anyone would? These are your constituents. They are your responsibility. This is a class action suit waiting to happen.

>>

>> ***TRAFFIC and FIRE danger...We assume many of these farming areas will be in rural areas and many of the roads are not suitable for large trucks and the increased traffic that will obviously be generated by the magnitude of these farming operations. Workers will be packed into these farming areas causing disruption to existing residents, perhaps with the occasional backfiring truck, perhaps with workers acting irresponsibly and dropping cigarettes on the ground. We don't know the manufacturing procedures involved, but perhaps that is an even bigger risk for fires in our most vulnerable locations.

>>

>> ***CRIME... There is big money in this crop. There is crime in this business. There are guards at the gates of some these facilities. There are problems with this industry and money must be spent on issues dealing with these problems. Where is this money coming from? Are the growers going to be required to pay "their fair share" to cover these costs? If not, do you expect the taxpayers to pay? Will the costs be covered by the tax dollars generated by this industry? Is this even worth it? We have heard that at least some of the Board of Supervisors, including you, feel that if this industry is allowed to develop legally, the illegal "farms" in park lands and on private properties will be eliminated. That may or may not happen. But to ignore the serious problems of huge corporate farming entities to get rid of a small percentage of illegal use seems beyond short-sighted and more of a "talking point" put out to deflect.

>>

>> ***ECONOMIC DISRUPTION...The wine industry is not always compatible with the cannabis industry. Apparently the Santa Barbara Vintners Assoc. is wishing they had fought harder against this smelly crop as the stench can stretch for miles and tourists are complaining their tasting room experiences are unpleasant. Lawsuits are popping up over that issue and others over customers refusing to buy grapes that they feel have been ruined by the smell of cannabis. There is currently a RICO lawsuit in Oregon that could have major impact on such issues. Will this be the future for Sonoma County? Does the average resident of Sonoma County know that there are over 63,000 acres designated for cannabis use? Do people realize that compares to the 55,000 existing acres of vineyards in Sonoma County? Even if one-third of those acres are developed for cannabis, aren't we talking about a huge shift in the character and economic realities in our county?

>>

>> Perhaps you and the Board of Supervisors have the answers to these concerns. You certainly must or you couldn't possibly make an educated vote on Monday night. It is your job to make sure that you and your colleagues have full knowledge of the ramifications of your decisions and that there are solutions to the obvious problems you will unleash on our communities. If you don't, you cannot, in good conscience, turn over the power to the agricultural department at this time. Their priority is not to the residents of this County,

>>

>> We have tried very hard to get the Sonoma Index Tribune to write an article on this subject for our community. However, I was told by two Editors that the IT doesn't research and report on County wide issues and such reporting is left to the Press Democrat. What? That is an excuse and a flimsy one on so many levels. Many people in our Valley are unaware of the scope of this issue and don't know about this important vote on May 18th. We all have a right to know the facts. Chuck and I feel you should be making sure your constituents are educated, so that they can share their views with you. You should be asking them how they feel, Susan. That is your job. You are suppose to carry out the will of the voters in your district, not acting in the dark and not knowing the consensus. When people write to you, they deserve a considered and factual response from you. People and businesses should know what the facts are regarding water...what will this industry will do to the water tables in our Valley now and when it is fully developed? What if the drought continues and worsens? Will they just keep watering these plants while others are forced to cut? Do the residents and the businesses, especially the wine industry, the mainstay of the economy in this Valley, want to take this risk? People can always buy marijuana and medical products in our community. That activity and convenience is not dependent on farming this product locally. Why are they wanting to grow this product in our dry County? Why is it not being farmed in areas where there is a dependable and consistent water supply? We assume the amount of money involved is worth the hassle, the risks, the law suits and the water table. Maybe it is...for the cannabis producers. Why don't most of the residents of the Valley and beyond know the answers to these questions...or even that there is a question? Because no one is talking about it...and the parties responsible to educate us are not informing us. Why is that?

>>

>> Darius Anderson, a managing partner of Sonoma Media Investments, which owns the Press Democrat and the Sonoma IT, is one of the State's leading lobbyists for the cannabis industry and is a registered lobbyist for CannaCraft, one of the largest cannabis companies in the State and among a rapidly growing number of companies in Sonoma County. CannaCraft's new CEO is William Silver, the former Dean of Sonoma State University's School of Business and Economics. Prior to Mr. Silver's involvement, CannaCraft was raided by police for illegal

manufacturing. It appears this case is not yet resolved, although they apparently have been permitted to continue to operate. We are certainly not questioning Mr. Silver's qualifications to run this company, but does he care about the above mentioned issues and does he have a plan to deal with them? He is very interested in continuing CannaCraft's phenomenal growth and is quoted as saying "I think Sonoma County will be the business headquarters for cannabis, not only in CA, but also nationally".

>>

>> Susan, please be the representative of the environmental groups that supported you early on, please be the Supervisor for the voters who voted for you to be a responsible, effective representative for them. Please don't vote for the passing off of this important issue to the Agriculture Department without protecting the people of Sonoma County. Perhaps knowing the answer to a question hypothetically posed to Mr. Silver and other CEO's of County cannabis operations would be illuminating, "If you are as successful as you anticipate, what will be the lifestyle and economic costs to the citizens of Sonoma County".

>>

>> Judy Young

>>

>>

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From: [Arielle Kubu-Jones](#) on behalf of [Susan Gorin](#)
To: [Cannabis](#)
Subject: FW: CANNABIS PERMITS
Date: Saturday, May 15, 2021 9:55:59 AM

From: kadovidio@sbcglobal.net <kadovidio@sbcglobal.net>
Sent: Saturday, May 15, 2021 9:10 AM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: CANNABIS PERMITS

EXTERNAL

Dear Supervisor,

The proposed changes to the cannabis permitting process will be some of the most significant land use changes in Sonoma County in the last 40 years.

I am a member of a coalition of neighbors and environmental activists who are trying to preserve what makes Sonoma County so special: our scenic beauty and precious natural resources. Our goal is to limit these cannabis grows to small areas away from residences, not in public view, and not spreading noise or odor. Unfortunately, this is not what has been proposed.

SPECIFICALLY, we want the County to change the following:

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The existing SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.

6. Increase setbacks from the property line of all residences, schools, childcare facilities and parks to 1,000 feet for outdoor and hoop house cultivation and 300 feet minimum for indoor cultivation.
7. Require cannabis processing in facilities in commercial and industrial zones only.
8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worst for existing permits.
12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Update cannabis ordinance to comply with the County's tree ordinance and prevent removal of oak trees.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.
15. Impose a local residency requirement, where "operators" are defined as owning at least 51% of the applying business.
16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this — during a pandemic when so many people are struggling and distracted, during a drought emergency with inadequate water study, without a real environmental review, or listening to affected neighbors — it's an unnecessary rush to judgment. Slow down, listen to neighbors and the environmental community, and let's do this the right way.

Kathleen Dovidio and Katherine Piccus

Sebastopol

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From: [elizabeth herron](#)
To: [Cannabis](#)
Subject: trails & cannabis
Date: Saturday, May 15, 2021 2:36:31 PM

EXTERNAL

Dear Supervisors -

I urge you to maintain the 1000' setbacks to Class 1 Bikeways that are a part of the current Draft Cannabis Ordinance and to not accept the recommendation of the Planning Commission that these setbacks be eliminated. These trails are our linear parks. They are defined in the Sonoma County Code of Ordinances as "all land or water owned, leased, managed, or controlled by the Sonoma County park system." They do not need further clarification or codification.

Elizabeth C. Herron
Graton

poetherron@gmail.com

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From: [Katherine Myers](#)
To: [Susan Gorin](#)
Cc: [Cannabis](#)
Subject: Marijuana Proposal
Date: Saturday, May 15, 2021 7:07:07 AM

EXTERNAL

Dear Supervisor Goren,

I am writing in regards to the Marijuana Proposal which threatens the Bennett Valley environment and community.

We have been through enough natural disasters. Why welcome those which are man made and can be avoided?

Water is precious. Too important to waste on marijuana. Our community doesn't support irrigating lawns. How frightening it is to think our water will now be wasted on other grass!

There are other reasons I and many others are against this proposal. The awful stench, road congestion, and fields covered with plastic greenhouses are just a few.

Please take these concerns into consideration.
Thank you for your time and support.

Sincerely,
Katherine Myers

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From: [Karen Sommer](#)
To: [Cannabis](#)
Subject: Reject proposed ordinance
Date: Saturday, May 15, 2021 12:31:23 PM

EXTERNAL

To: Supervisors' Susan Gorin, David Rabbit, James Gore, Chris Coursey, Lynda Hopkins
Re: Cannabis ordinance
From: Karen and Stan Sommer
2707 Bennett Ridge Rd.

I am writing to plead with you not to approve this ordinance. Once it is done there is no turning back on the damage it will do to our County and our Bennett Valley. And I am sure you know the arguments against this ordinance but I will state them again:

- Changing the very nature of the landscape with large hoop greenhouses,
- Increasing traffic along a narrow Bennett Valley Road
- Using up our precious water
- And engulfing our air with the stench of pot that penetrates the neighborhood and Valley.

I understand the desirable tax benefits to the County but at what cost to the citizens for these benefits?

Please listen to the core citizens of your county and not the large growers wanting to make money off of us. We have put up with fires (we lost our home in the Nuns fire) and now drought. We have called Bennett Valley Home for 46 years and rebuilt our home after the fire to spend our remaining years here. I would like to think that you care about us.

Karen and Stan Sommer

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From: [Leona Judson](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Cc: [Debbie McKay](#); [Susan Novak](#); [Linda Rosen](#); [Gene Zingarelli](#); [Judie Coleman](#); [Juanita Sue Roland](#); [Iris Levitis](#); [Jim Masters](#); [Mary Virdeh](#); [Sue Jackson](#)
Subject: LWV- Cannabis Cultivation Ordinance
Date: Saturday, May 15, 2021 8:28:51 PM
Attachments: [Bd Supes 5-14-21 Ltr-Cannabis.pdf](#)

EXTERNAL

To Sonoma County Supervisors

The LWV of Sonoma County board of directors wanted to have our voice heard on the issue of cannabis cultivation coming up for a vote this Tuesday, the 18th. Attached is our letter urging the BOS to vote against this ordinance. Thank you.

Leona Judson
LWV Chair of Advocacy

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May 14, 2021

To: Sonoma County Board of Supervisors

From: The League of Women Voters of Sonoma County Board of Directors

The Sonoma Co. Board of Supervisors is considering adopting a measure to greatly increase the accourage for the growth of cannabis. This issue has been brought to the attention of our league by several groups and persons.

Given that we are in another drought year with more such years predicted, water use comes under our position on Climate Change. It has been reported that cannabis cultivation requires considerably more water than other crops. It has been proposed by concerned nonprofit groups that the supervises do a full Environmental Impact Report and further water planning before any measure to increase cannabis accourage is further considered.

The Sonoma County League of Women Voters strongly supports the request that the So. Co. Board do a full Environmental Impact Report and further water use planning before any such cannabis measure be further considered, given the water shortage now and as more is expected in the further in our county and cities.

From: [Lucinda Orth](#)
To: ArielleKubu-Jones@sonoma-county.org; [Andrea Krout](#); [district3](#); [Jenny Chamberlain](#); [district5](#); [Cannabis](#)
Subject: Keep 1000' setbacks to Class 1 Bikeways in the Cannabis Ordinance
Date: Saturday, May 15, 2021 8:10:32 AM

EXTERNAL

Dear Supervisors -

I urge you to maintain the 1000' setbacks to Class 1 Bikeways that are a part of the current Draft Cannabis Ordinance and to not accept the recommendation of the Planning Commission that these setbacks be eliminated. These trails are our linear parks. They are defined in the Sonoma County Code of Ordinances as "*all land or water owned, leased, managed, or controlled by the Sonoma County park system.*"

Lucinda Orth,
Forestville, CA

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From: [Linda Rudnansky](#)
To: [Cannabis](#)
Subject: Bennett Valley Cannabis Cultivation
Date: Saturday, May 15, 2021 4:05:56 PM

EXTERNAL

To each Sonoma County Supervisor:

On Tuesday, May 18, 2021 the Sonoma County Board of Supervisors will discuss the issue of cannabis cultivation in Bennett Valley

Be it on the record that as a resident of over 30 years in Bennett Valley I stridently oppose this.

Sincerely,
Linda Rudnansky

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From: littlebit321@att.net
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Changes to Cannabis permit process
Date: Saturday, May 15, 2021 5:07:19 PM

EXTERNAL

Dear Supervisors:

The proposed changes to the cannabis permitting process will be some of the most significant land use changes in Sonoma County in the last 40 years.

I am a member of a coalition of neighbors and environmental activists who are trying to preserve what makes Sonoma County so special: our scenic beauty and precious natural resources. Our goal is to limit these cannabis grows to small areas away from residences, not in public view, and not spreading noise or odor. Unfortunately, this is not what has been proposed.

SPECIFICALLY, we want the County to change the following:

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The existing SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.
6. Increase setbacks from the property line of all residences, schools, childcare facilities and parks to 1,000 feet for outdoor and hoop house cultivation and 300 feet minimum for indoor cultivation.
7. Require cannabis processing in facilities in commercial and industrial zones only.
8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worst for existing permits.
12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Update cannabis ordinance to comply with the County's tree ordinance and prevent removal of oak trees.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.
15. Impose a local residency requirement, where "operators" are defined as owning at least 51% of the applying business.

16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this — during a pandemic when so many people are struggling and distracted, during a drought emergency with inadequate water study, without a real environmental review, or listening to affected neighbors — it's an unnecessary rush to judgment. Slow down, listen to neighbors and the environmental community, and let's do this the right way.

**Lillian B.
Petaluma**



Virus-free. www.avast.com

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From: [Mary Ann Ciavonne](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Cannabis
Date: Saturday, May 15, 2021 9:55:16 AM

EXTERNAL

Hello,

We represent a coalition of neighbors and environmental activists who are trying to preserve what makes Sonoma County so special: our scenic beauty and precious natural resources. Our goal is to limit these cannabis grows to small areas away from residences, not in public view, and not spreading noise or odor. Unfortunately, this is not what has been proposed.

SPECIFICALLY, we want the County to change the following:

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.
6. Increase setbacks from property line of all residences & sensitive uses to 1,000' for outdoor and hoop house cultivation and 300 feet minimum for indoor & greenhouse cultivation.
7. Force cannabis processing into facilities in commercial and industrial zones only.
8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor & greenhouse cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worse for existing permits.
12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Save trees with fruit or nuts from destruction, including oaks.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.
15. Impose a local residency requirement, where "operators" are defined as owning at least 51% of the applying business.
16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this during a pandemic when so many people are struggling and distracted, during a drought emergency without an adequate water study, without a appropriate environmental review or listening to affected neighbors is an unnecessary rush to judgment.

Mary Ann Ciavonne, Santa Rosa. for Friends of Graton (FOG)

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From: no-reply@sonoma-county.org
To: [Cannabis](#)
Subject: Comments: Proposed Amendments to Chapter 26 of Sonoma County Code
Date: Saturday, May 15, 2021 7:36:32 PM

Sent To: County of Sonoma

Topic: Comments

Subject: Proposed Amendments to Chapter 26 of Sonoma County Code

Message: In my previous letter to you of March 18th, I stated that cannabis is NOT an agricultural product as defined by the current code. Agriculture produces food stuffs and feed meant for the general population, animals, and livestock. It nourishes the community. Cannabis does none of that. The resulting product is ultimately for purposes of recreational use, and only marginally for medical use.

Ministerial approval of permits to grow cannabis would provide for "certain" growers to buy up acres, submit a permit request for one acre, and then, if the changes to Chapter 26 succeed, immediately apply for the additional acres to be covered. Now you have 10% of 10 acres-not 1 acre, with no neighborhood input or say! THIS WILL DESTROY NEIGHBORHOODS. IT WILL BE A BLIGHT IN ANY NEIGHBORHOOD, and a tremendous blight on the county.

As it stands now, the Planning Commission and Zoning Commission have put the cart before the horse. Some permits which haven't been finally approved (? - one wonders!) are already preparing their property for production! How does this happen!!!! Does anyone check out the location of the requested permit to make at least a visual survey to see if it is appropriate???? Did the Cannabis Program office bother to check? Instead of sticking 100s of pins on a map saying "ya, sure, that'll be fine. Out in the country". If someone had done so for the Pepper Road permit, for example, they would IMMEDIATELY have seen that it was NOT the location for a farm.

I have seen many examples of Cannabis farms located throughout the Santa Rosa corridor, and most appear to be well placed. Lots of open space around, but still within sight (not feet) of a residential area. That's how it can be. But each site MUST BE thoroughly vetted as such. In all instances, THE NEIGHBORHOOD MUST BE NOTIFIED and their input must have should be the deciding factor for approval or not. The "ministerial" method takes away our voice and infringes on the right to live in a safe and sane neighborhood, and to have the last word on the lands use.

The cannabis growers are supposedly increasingly frustrated by the complicated permit procedures and want to streamline to process... so they can get started making big bucks, some of which will go the the county coffers. We live here, we know what is right for each neighborhood, and we must not let our neighborhoods be blighted by poorly planned farms because County government is looking to fill a budget deficit at our expense.

NO CHANGES TO CHAPTER 26 !!!!!!!

Sender's Name: Marie-Roxanne Gudebrod
Sender's Email: roxannken2842@comcast.net
Sender's Home Phone: 7077958873
Sender's Address:
67 Live Oak Drive
Petaluma, CA 94952

From: [Moir Jacobs](#)
To: [Lynda Hopkins](#)
Cc: [Cannabis](#); [district3](#); [district4](#); [David Rabbitt](#); [Susan Gorin](#)
Subject: Why Sonoma needs more Cows vs. more Pot
Date: Saturday, May 15, 2021 10:29:55 AM

EXTERNAL

Hello Supervisor Hopkins,

Every supervisor should watch this 15 minute video, very interesting information about the miracle of wonderful cows. Your facilitating the forcing out of dairy and beef cattle and replacing this with pot is a very bad idea.

Why We Should Be Eating MORE Meat, Not Less (The full story in 15 min) - YouTube
<https://www.youtube.com/watch?v=MxW-JKLeu1k>

This is a great example of why Sonoma County ought to be far more careful as stewards of this precious Ag land than you are. You are getting ready to potentially destroy and squander thousands of acres by dedicating them to producing unhealthy THC drugs, rather than nutrition for our future generations.

Your grandparents and ancestors could not possibly be proud of your promotion of THC industrial production on our lands, pushing the cows out and pushing those precious Americans who know how to produce dairy and beef off these lands.

When the pot producers say the smell of their weeds is no worse than that of the cows, they are very wrong.

If you take 15 minutes to watch this, you'll better understand why you are all on the wrong side of human history with your promotion of drug production over rich protein production on the beautiful Sonoma County lands.

Moir Jacobs

Why We Should Be Eating MORE Meat, Not Less (The full story in 15 min) - YouTube
<https://www.youtube.com/watch?v=MxW-JKLeu1k>

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From: [Marie Nottingham](#)
To: [Cannabis](#)
Subject: "Phase 2 Cannabis Amendments – May 18"
Date: Saturday, May 15, 2021 11:35:26 AM

EXTERNAL

Dear Supervisors,

I've been a resident of Bennett Valley since 1964 and raised my children here. I implore you not to wreck the nature of Bennett Valley with AIR POLLUTION from cannabis.

In this day and age we have all become more and more aware of the havoc caused our planet by our careless attention to many types of pollution. On one hand our county is trying to save wildlife and plant habitat so how can you fail to consider our human habitat and protect us from the invasive AIR POLLUTION of cannabis.

When I come to you and say as George Floyd did "I can't breathe", what are you going to do for me if you pollute my air?

Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their property.

Hopefully,

Marie Nottingham
4496 Sonoma Mt. Rd.
Santa Rosa, Ca 95404

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From: [Maureen Revel](#)
To: [Arielle Kubu-Jones](#); [Andrea Krout](#); [district3](#); [Jenny Chamberlain](#); [district5](#); [Cannabis](#)
Subject: Cannabis Ordinance Comments
Date: Saturday, May 15, 2021 3:15:13 PM

EXTERNAL

Dear Supervisors:

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups. I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties.

I urge you to maintain the 1000' setbacks to Class 1 Bikeways that are a part of the current Draft Cannabis Ordinance and to not accept the recommendation of the Planning Commission that these setbacks be eliminated. These trails are our linear parks. They are defined in the Sonoma County Code of Ordinances as "*all land or water owned, leased, managed, or controlled by the Sonoma County park system.*" They do not need further clarification or codification.

Maureen Revel
Sebastopol

Sent from my iPad
Maureen

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From: pajkotwf@aol.com
To: [Cannabis](#)
Subject: Bennett Valley cannabis
Date: Saturday, May 15, 2021 3:35:25 PM

EXTERNAL

My wife and I are long term residents of Bennett Ridge at 2912 Bardy Road and we are against the expansion of any commercial cannabis growing in our area.

Paul Johnson
Liz Gawron

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From: [Patricia Walicke](#)
To: [Cannabis](#)
Subject: Against expansion of marijuana production
Date: Saturday, May 15, 2021 5:51:21 PM

EXTERNAL

It will be tragic to destroy the beauty of Bennet Valley. The sight of endless plastic greenhouses is not what draws people to live and visit Sonoma. I do not object to open fields of marijuana, only the industrialization of the neighborhood.

Patricia Walicke
2939 Bardy Road
Santa Rosa

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From: [Randi](#)
To: [Cannabis](#)
Subject: Cannabis Permit Process Citizen Input
Date: Saturday, May 15, 2021 6:54:54 PM

EXTERNAL

> To: "cannabis@sonoma-county.org"
> <<https://itstoomuchcannabis.us1.list-manage.com/track/click?u=dcebd85b6741236aa7d83c658&id=157aac2969&e=75d64cc0eb>>,
> "Susan.Gorin@sonoma-county.org" <<mailto:Susan.Gorin@sonoma-county.org>>,
> "Arielle.Kubu-Jones@sonoma-county.org"
> <<mailto:Arielle.Kubu-Jones@sonoma-county.org>>,
> "David.Rabbitt@sonoma-county.org" <<mailto:David.Rabbitt@sonoma-county.org>>,
> "Andrea.Krout@sonoma-county.org" <<mailto:Andrea.Krout@sonoma-county.org>>,
> "district3@sonoma-county.org" <<mailto:district3@sonoma-county.org>>,
> "Chris.Coursey@sonoma-county.org" <<mailto:Chris.Coursey@sonoma-county.org>>,
> "Sean.Hamlin@sonoma-county.org" <<mailto:Sean.Hamlin@sonoma-county.org>>,
> "district4@sonoma-county.org" <<mailto:district4@sonoma-county.org>>,
> "James.Gore@sonoma-county.org" <<mailto:James.Gore@sonoma-county.org>>,
> "jchamber@sonoma-county.org" <<mailto:jchamber@sonoma-county.org>>,
> "district5@sonoma-county.org" <<mailto:district5@sonoma-county.org>>,
> "Lynda.Hopkins@sonoma-county.org" <<mailto:Lynda.Hopkins@sonoma-county.org>>,
> "Leo.Chyi@sonoma-county.org" <<mailto:Leo.Chyi@sonoma-county.org>>

>

>

> Dear Sonoma County People-in-Power,

> I find it ludicrous and also distressing to have to request the following
> reasonable, obvious limitations on cannabis cultivation. Please give this
> matter your most astute consideration and keep in mind, what our
> grandchildren will say about our present decisions and actions.

> Thank you,

> Randi Farkas

>

> Class 1 Bikeways meet the definition of parks in the Sonoma County Code of
>> Ordinances and belong in the sensitive use category, subject to 1000' setbacks
>> from cannabis operations.

>>

>> We represent a coalition of neighbors and environmental activists who are
>> trying to preserve what makes Sonoma County so special: our scenic beauty and
>> precious natural resources. Our goal is to limit these cannabis grows to small
>> areas away from residences, not in public view, and not spreading noise or
>> odor. Unfortunately, this is not what has been proposed.

>> SPECIFICALLY, we want the County to change the following:

>>

- >> 1. Invest in a full Programmatic Environmental Impact Report (EIR) to
>> determine suitable areas for future grows. The SMND is fatally flawed and
>> should be scrapped.
- >> 2. Limit permit approvals during a state-declared drought to applicants
>> that grow cannabis only using dry farming techniques.
- >> 3. Prohibit trucking of water or recycled wastewater under all
>> circumstances.
- >> 4. Ensure that residential wells do not run dry due to cannabis
>> operations.
- >> 5. Ban all cannabis cultivation in Community Separators.

- >> 6. Increase setbacks from property line of all residences & sensitive uses
- >> to 1,000' for outdoor and hoop house cultivation and 300 feet minimum for
- >> indoor & greenhouse cultivation.
- >> 7. Force cannabis processing into facilities in commercial and industrial
- >> zones only.
- >> 8. Require fire inspection reports on all hoop houses.
- >> 9. Require that no odor will cross the property line for all indoor &
- >> greenhouse cultivation and processing.
- >> 10. Prohibit cannabis events near homes and in agricultural or resource
- >> zones.
- >> 11. Enforce code violations within two weeks, maximum, as County enforcement
- >> has been spotty at best and lousy at worse for existing permits.
- >> 12. Require posting of a \$50,000 mitigation bond upon issuance of each
- >> permit.
- >> 13. Save trees with fruit or nuts from destruction, including oaks.
- >> 14. Limit acreage in any 10-mile square zone to prevent over-concentration
- >> of any one area.
- >> 15. Impose a local residency requirement, where ³operators² are defined as
- >> owning at least 51% of the applying business.
- >> 16. Change the initial permits period to one year, to match the State and
- >> test this new policy.
- >>
- >> Pushing through a major policy change like this during a pandemic when so
- >> many people are struggling and distracted, during a drought emergency without
- >> an adequate water study, without a
- >> appropriate environmental review or listening to affected neighbors is an
- >> unnecessary rush to judgment.
- >>
- >
- > ----- End of Forwarded Message
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From: [Rich Wolf](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Bike paths are our parks protect them!
Date: Saturday, May 15, 2021 9:49:43 AM

EXTERNAL

Dear Board of Supervisors,

Class 1 Bikeways meet the definition of parks in the Sonoma County Code of Ordinances and belong in the sensitive use category, subject to 1000' setbacks from cannabis operations.

We represent a coalition of neighbors and environmental activists who are trying to preserve what makes Sonoma County so special: our scenic beauty and precious natural resources. Our goal is to limit these cannabis grows to small areas away from residences, not in public view, and not spreading noise or odor. Unfortunately, this is not what has been proposed.

SPECIFICALLY, we want the County to change the following:

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.
6. Increase setbacks from property line of all residences & sensitive uses to 1,000' for outdoor and hoop house cultivation and 300 feet minimum for indoor & greenhouse cultivation.
7. Force cannabis processing into facilities in commercial and industrial zones only.
8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor & greenhouse cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worse for existing permits.
12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Save trees with fruit or nuts from destruction, including oaks.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.
15. Impose a local residency requirement, where "operators" are defined as owning at least 51% of the applying business.
16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this during a pandemic when so many

people are struggling and distracted, during a drought emergency without an adequate water study, without a appropriate environmental review or listening to affected neighbors is an unnecessary rush to judgment.

Richard Wolf
Graton

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From: [Susan Stover](#)
To: [Susan Gorin](#); [David Rabbitt](#); [Chris Coursey](#); [district4](#); [district5](#); [Cannabis](#)
Subject: Keep the 1000 foot pot farm setback
Date: Saturday, May 15, 2021 1:00:18 PM

EXTERNAL

Supervisors,

It has come to our attention that a “clerical error” in recording the 1000 foot setback from County parks and trails is being negated. What?

Concerned taxpayers, your employers, have been working for over 3 years to have the County adhere to reasonable regulations about the location of cannabis grow sites. We want 1000 foot setbacks from schools, parks, trails and our property lines. We do not want our property values compromised, We do not want security fences with 24-hour lighting near our homes, parks, schools, or trails. We want a project-wide Environmental Impact Report which needs to be in compliance with CEQA.

We do not want commercial cannabis grow sites, which can be grown on any surface with soil and greenhouses, plunked down on prime agricultural land, grown with our scarce water resources; land that could be used for growing food.

We do not want stoned tourism to be the face of Sonoma County. Preserving the rural characteristics of Sonoma County, enriches us all.

Sincerely,

Susan Stover
Occidental

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From: [Andrea Chapman](#)
To: [Leo Chyi](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#); [Cannabis](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#)
Subject: Cannabis Ordinance
Date: Sunday, May 16, 2021 9:55:41 PM

EXTERNAL

Dear Supervisors,

We have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood

The County has neglected to reach out to the public stakeholders in this process and have been influenced too much by the cannabis industry in drafting this policy. This policy affects all of Sonoma County residents! This Subsequent Mitigated Declaration is fatally flawed. How can your board draft a policy without the affected populations input? This is new territory for all of us.

It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and, at the same time, give residents a right to their health, safety and peaceful enjoyment of their properties.

Please do not approve this proposed cannabis ordinance as written. The decisions on cannabis are so important because a poorly written policy/declaration may bring negative impacts to our county. This is our home that we want to see remain beautiful and safe for future generations. Do what is right and make decisions that protect the residents. Health and safety should take priority over any cannabis operation.

Thank you,

Andrea Chapman
Liberty Valley, Petaluma 94952

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From: [Arielle Kubu-Jones](#) on behalf of [Susan Gorin](#)
To: [Cannabis](#)
Subject: FW: Keep the 1000-foot setback for our trails!
Date: Sunday, May 16, 2021 10:38:37 AM

-----Original Message-----

From: Dianne Hales <dianne@diannehales.com>
Sent: Saturday, May 15, 2021 4:46 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>; David Rabbitt <David.Rabbitt@sonoma-county.org>; Chris Coursey <Chris.Coursey@sonoma-county.org>; district4 <district4@sonoma-county.org>; district5 <district5@sonoma-county.org>
Subject: Keep the 1000-foot setback for our trails!

EXTERNAL

Please protect our county trails and the people who treasure the natural beauty that we must preserve. We're counting on you!

Bob and Dianne Hales
Bodega Bay residents and voters

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From: [Bernadetta Felli](#)
To: [Cannabis](#)
Subject: Phase 2 Cannabis amendments- May 18th- letter of concern
Date: Sunday, May 16, 2021 7:38:37 AM

EXTERNAL

Hello,

After following lots of reporting and neighborhood discussion, I am discouraged with the current direction of phase 2 and requesting that the board return to the earlier decision to perform a county wide EIR for the impact of cannabis growth in Sonoma County in Phase 2. Many of you as our elected officials have spoken out against the unregulated growth in this industry, however we continue to see both permitted and unpermitted operations popping up in inappropriate areas of our county.

Cannabis operations have a more detrimental impact on residential areas than other agricultural operations and as such should have increased restrictions. Who will be there to protect my property value if a grow operation is started nearby? Not to mention the odor, daily life disruption, loss of the peace and enjoyment of my own home.

Please say no to the addition of additional acreage of Grow operations in Bennett Valley. The east county has already been ravaged by fires repeatedly over the last several years, just when we are beginning to reclaim our lives and homes, we are threatened her yet another adversity.

Let's keep Sonoma County as the idyllic place that we have all chosen to live. Please vote no on pushing through phase 2 and return to the call for a full EIR report for our county.

Thanks
Bernadetta Felli
Bennett Valley, Santa Rosa

Sent from my iPhone

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From: [Britta Schoemer](#)
To: [Andrea Krout](#); [district3](#); [Jenny Chamberlain](#); [district5](#); [Cannabis](#)
Subject: Keep 1000" setbacks to Class 1 Bikeways in the Cannabis Ordinance
Date: Sunday, May 16, 2021 8:59:16 PM

EXTERNAL

Dear Supervisors -

I urge you to maintain the 1000' setbacks to Class 1 Bikeways that are a part of the current Draft Cannabis Ordinance and to not accept the recommendation of the Planning Commission that these setbacks be eliminated. These trails are our linear parks. They are defined in the Sonoma County Code of Ordinances as "*all land or water owned, leased, managed, or controlled by the Sonoma County park system.*" They do not need further clarification or codification.

Britta Schoemer
Forestville

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From: [Britta Schoemer](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Class 1 Bikeways meet the definition of parks in the Sonoma County Code of Ordinances and belong in the sensitive use category, subject to 1000" setbacks from cannabis operations.
Date: Sunday, May 16, 2021 9:29:38 PM

EXTERNAL

We represent a coalition of neighbors and environmental activists who are trying to preserve what makes Sonoma County so special: our scenic beauty and precious natural resources. Our goal is to limit these cannabis grows to small areas away from residences, not in public view, and not spreading noise or odor. Unfortunately, this is not what has been proposed.

SPECIFICALLY, we want the County to change the following:

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.
6. Increase setbacks from property line of all residences & sensitive uses to 1,000' for outdoor and hoop house cultivation and 300 feet minimum for indoor & greenhouse cultivation.
7. Force cannabis processing into facilities in commercial and industrial zones only.
8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor & greenhouse cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worse for existing permits.
12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Save trees with fruit or nuts from destruction, including oaks.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.
15. Impose a local residency requirement, where "operators" are defined as owning at least 51% of the applying business.
16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this during a pandemic when so many people are struggling and distracted, during a drought emergency without an adequate water study, without a appropriate environmental review or listening to affected neighbors is an unnecessary rush to judgment.

Britta Schoemer
Forestville

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From: [Carolyn Gonzalez](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Please do not throw Rural Residents under the bus!!!
Date: Sunday, May 16, 2021 8:52:07 PM

EXTERNAL

Dear Supervisors,

I could not be more disappointed in BOS considering ANY revision of cannabis grows and permits in rural Sonoma county. The only reasonable place for this revenue generator is in industrial areas away from homeowners, with infrastructure to support the business and easier monitoring for compliance. Wouldn't that be a better use of all the now vacant office space that has been abandoned due to the pandemic?

I voted for Prop. 64 as I do not think we need to make folks criminals for this less offensive activity. But I certainly did not vote for it to be in my backyard. I do not believe sticking the rural residents with the problem is at all reasonable or the natural consequence of Prop. 64 passing.

Especially given the drought and the already problematic water table I cannot understand how anyone can think this is the right time to revise the permits and allow more demand on our most precious resource- water.

At a minimum an EIR is more than warranted. Please do the right thing for all your constituents and not just those who will further sully the reputation of Sonoma County.

**Carolyn Gonzalez
Petaluma, Ca., 94952**

Dear Supervisors:

The proposed changes to the cannabis permitting process will be some of the most significant land use changes in Sonoma County in the last 40 years.

I am a member of a coalition of neighbors and environmental activists who are trying to preserve what makes Sonoma County so special: our scenic beauty and precious natural resources. Our goal is to limit these cannabis grows to small areas away from residences, not in public view, and not spreading noise or odor. Unfortunately, this is not what has been proposed.

SPECIFICALLY, we want the County to change the following:

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The existing SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.

6. Increase setbacks from the property line of all residences, schools, childcare facilities and parks to 1,000 feet for outdoor and hoop house cultivation and 300 feet minimum for indoor cultivation.
7. Require cannabis processing in facilities in commercial and industrial zones only.
8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worst for existing permits.
12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Update cannabis ordinance to comply with the County's tree ordinance and prevent removal of oak trees.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.
15. Impose a local residency requirement, where "operators" are defined as owning at least 51% of the applying business.
16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this — during a pandemic when so many people are struggling and distracted, during a drought emergency with inadequate water study, without a real environmental review, or listening to affected neighbors — it's an unnecessary rush to judgment. Slow down, listen to neighbors and the environmental community, and let's do this the right way.

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From: [Arielle Kubu-Jones](#)
To: [Cannabis](#)
Subject: FW: Better restrictions on commercial pot grows in Sonoma...
Date: Sunday, May 16, 2021 10:35:00 AM

From: Chris Goodfellow <calgoodfellow@gmail.com>
Sent: Saturday, May 15, 2021 11:38 AM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>; Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>; David Rabbitt <David.Rabbitt@sonoma-county.org>; Andrea Krout <Andrea.Krout@sonoma-county.org>; district3 <district3@sonoma-county.org>; Chris Coursey <Chris.Coursey@sonoma-county.org>; Sean Hamlin <Sean.Hamlin@sonoma-county.org>; district4 <district4@sonoma-county.org>; James Gore <James.Gore@sonoma-county.org>; Jenny Chamberlain <jchamber@sonoma-county.org>; district5 <district5@sonoma-county.org>; Lynda Hopkins <Lynda.Hopkins@sonoma-county.org>; Leo Chyi <Leo.Chyi@sonoma-county.org>
Subject: Better restrictions on commercial pot grows in Sonoma...

EXTERNAL

As a Santa Rosa resident, I'm writing to express my extreme displeasure with the board of supervisors potential plan to "pull out all the stops" (as I see it), for commercial grows in our county.

I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2.

Thank you,
Chris Goodfellow

Chris Goodfellow

Chris Goodfellow Photography

chrisgoodfellow.zenfolio.com

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From: craigspencerharrison@gmail.com
To: [Cannabis](#)
Subject: Board of Supervisors May 18, 2021 Meeting, Calendar Item 14
Date: Sunday, May 16, 2021 11:48:40 AM
Attachments: [BVSD Cannabis.pdf](#)

EXTERNAL

Cumulative Impacts and Overconcentration

CEQA requires a full environmental impact report before expanding the cultivation area or expanding ministerial permitting. The County has no idea of the environmental harm the proposal would inflict, which is why CEQA requires an EIR. For example, there is no analysis of cumulative impacts and overconcentration. The Bennett Valley Citizens for Safe Development provided the Planning Commission with several examples in the attached Opposition to Proposed Cannabis Ordinance and Supplemental Mitigated Negative Declaration (“Opposition”).

As originally proposed, up to 608 acres could be cultivated in Bennett Valley (Opposition, p. 1). The Planning Commission further limited cultivation to a total for both indoor and outdoor of 10% of a parcel. If that change is adopted, 470 acres of cultivation would be allowed in Bennett Valley. Whether or not 65,000 acres of countywide cultivation is feasible, most or all eligible acres in Bennett Valley could be cultivated.

The proposal has no analysis of cumulative impacts, and has no mechanism to limit overconcentration. It is not even discussed in the Supplemental Mitigated Negative Declaration (SMND). It is never considered in ministerial permits, and it has been ignored in five conditional use permits in Bennett Valley. This violates CEQA because the county is ignoring foreseeable environment effects that cumulatively can be devastating in Bennett Valley and elsewhere.

The proposal conflicts with the Bennett Valley Plan, the existence of which the SMND does not even recognize let alone analyze. Commercial development, including commercial cannabis operations, is banned in Bennett Valley. Opposition at 2.

The proposal would blight the visual character of Bennett Valley with large, ugly hoop houses and greenhouses that resemble self-storage sheds. Opposition at 1-2. This violates the Bennett Valley Area Plan.

Where are the cumulative effects of visual blight addressed? Nowhere.

The proposal conflicts with our road system and interferes with emergency access for 3,000 residents. Using the County’s methodology for estimating workers for various types of cultivation, 600 acres would allow 12,264 employees and generate 24,528 to 49,056 daily trips. This would overwhelm our road system, especially during emergencies. Opposition at 6.

This issue is magnified on byways such as Matanzas Creek Lane, an 11-foot-wide mile-long dead-end road that already has traffic problems. If all 10 eligible parcels on Matanzas Creek Lane cultivated cannabis, 720 employees would clog this lane, generating 1,440 to 2,880 daily

trips. Opposition at 6.

Where are the cumulative effects on our road systems addressed? Nowhere.

The proposal will expose residents to substantial terpene air pollution, including odor emissions that adversely affect numerous residents. Our valley has frequent thermal inversions, especially during warm months. Opposition at 3. Terpenes are heavy molecules that sink and could be trapped in any air basin such as Bennett Valley. A vast increase in cannabis cultivation could subject hundreds of homes to stench for days or weeks at a time during summer and autumn when terpenes are trapped on the valley floor. The SMND has no air quality modeling of air basins or valleys.

Where are the cumulative effects of terpene air pollution addressed? Nowhere.

The SMND concludes that visual blight, overcrowding of narrow roads, and air pollution have insignificant impacts. This conclusion is irrational, unscientific, and indefensible. CEQA require that you do a full environmental impact report.

Craig S. Harrison
Bennett Valley

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Opposition to Proposed Cannabis Ordinance and Supplemental Mitigated Negative Declaration

March 15, 2021

The Bennett Valley Citizens for Safe Development (BVSD) is a neighborhood group of almost 300 Bennett Valley residents who have signed a petition to make Bennett Valley a commercial cannabis-free exclusion zone. BVSD is a member of Save Our Sonoma Neighborhoods (SOSN), and endorses and fully supports the comments filed by SOSN in this proceeding. We are concerned that any mitigation measures in the Supplemental Mitigated Negative Declaration (SMND) or protections in the proposed cannabis ordinance are illusory. They will not protect residents from the reasonably foreseeable environmental consequences of the proposed revisions to the cannabis ordinance. We focus on impacts to Bennett Valley in these comments

As discussed below, there is substantial evidence to support a fair argument that the proposed revisions may have a significant detrimental effect on the environment with regard to aesthetics, odor, biological resources, water, traffic and conflicts with policies in the Bennett Valley Area Plan (BV Plan, attached). The county must undertake a full environmental impact report to fully evaluate the impacts of the proposal. Moreover, the current requirement for conditional use permits cannot be converted to ministerial under *Protecting Our Water & Environmental Resources v. County of Stanislaus*, 10 Cal.5th 479 (2020) because county officials make many discretionary decisions on every cannabis project, including analyzing reports for compliance.

The geographical area of Bennett Valley, as defined in the BV Plan, comprises about 900 parcels. Of these, 138 are over 10 acres in size and are zoned DA, LIA, and RRD (there are no LEA-zoned parcels). The total acreage of the 138 parcels eligible to cultivate commercial cannabis under the proposal is 4,702 acres: 1,586 DA, 665 LIA, and 2,451 RRD. Under the proposed cannabis ordinance, a minimum of 470 acres (10 percent of the eligible 4,702 acres) could cultivate outdoor cannabis. In addition, 138 acres of new indoor cannabis could be cultivated, and any existing buildings could grow indoor cannabis.

Checklist 1c. The proposed cannabis ordinance could substantially degrade the existing visual character and quality of public views of Bennett Valley.

Cannabis cultivation employs the construction and use of large, unattractive structures with solid fences—hoop houses for outdoor cultivation and industrial-looking greenhouses for indoor cultivation. SMND, p. 19. The fencing must be screened with vegetation that, “[u]pon maturity,” “shall largely block the view of cannabis structures from public viewpoints.” SMND, p. 23. Even when the screening vegetation reaches maturity years later, the views of the structures will only be “largely” blocked. If allowed, these commercial structures would be scattered throughout Bennett Valley and would degrade the existing visual character of our surroundings for “both public and private views.” SMND, pp. 19-20. The current screening standards are being relaxed to “remove the existing requirement to screen indoor cultivation structures from public view.” SMND, p. 22. Hoop houses, large greenhouses, indoor cultivation structures, restrooms, and solid fences will alter “the visual character of rural areas” such as Bennett Valley. SMND, pp. 21-22.

Allowing up to 470 acres of outdoor cultivation and 138 acres of greenhouses that can resemble self-storage sheds would violate the visual and scenic policies in the BV Plan. While we are raising these issues as residents, Bennett Valley is a treasure for all of Sonoma County. It is also one of many parts of Sonoma county that draws visitors for its bucolic scenery. Among the pertinent policies in the BV Plan are:

- New development throughout Bennett Valley shall be reviewed for site design and consistency with Bennett Valley development guidelines (p. 8).
- Unique scenic, visually and environmentally sensitive, and historic resources are important to the character of Bennett Valley and shall be protected (p. 9).
- Open vistas shall be protected (p. 9).
- A scenic corridor shall be established to protect views from the road (p. 10).
- The scenic quality of all transportation routes within Bennett Valley is a vital component of the rural character, and shall be protected (p. 10).

The SMND fails to analyze any of these policies. Further study and analysis are needed to address the adverse effects on scenic vistas and corridors, especially the cumulative effects of permitting 470 acres of new outdoor cannabis cultivation and 138 acres of greenhouses. Ugly hoop houses and industrial greenhouses cannot be reconciled with the aesthetic policies in the BV Plan. A revised SMND should mitigate by forbidding such structures in Bennett Valley.

All new structures must undergo design review, and building and planting materials should be compatible with the landscape of Bennett Valley. BV Plan, p. 4. This requirement applies to agricultural appurtenances greater than 200 square feet such as hoop houses and greenhouses. BV Plan, p. 22. Development shall be sited with minimum impact on the view from the road (p. 10), and site and design structures shall be in harmony with natural surroundings (p. 14). The development standards for structures (p. 23) include roof lines that follow established lines of land and/or tree forms; utilization of color, texture, and materials that blend harmoniously with surrounding landscape; natural wood siding or shingles and natural stone for exteriors; earth-tone colors; and fire resistant and dark-toned roofs if visible. Implementing design review standards is never objective, and inherently requires public officials to exercise discretion. Even the decision whether to require design review involves discretion. A permitting process that allows the Commissioner of Agriculture unfettered discretion to decide that an unsightly hoop house covered in white plastic in his opinion meets the standards in the BV Plan is unacceptable. For this reason, all cannabis permits in Bennett Valley should be discretionary, not ministerial pursuant to *County of Stanislaus*.

Checklist 3c and 3d. The proposed ordinance will expose sensitive receptors to substantial pollutant concentrations and result in odor emissions adversely affecting a substantial number of people.

“Sensitive receptors are land uses where sensitive populations (i.e., children, the elderly, the acutely ill, and the chronically ill) are likely to be located,” and land uses include residences. SMND, p. 32. Accordingly, residences often if not typically house sensitive populations, including children and the elderly. Bennett Valley has about 900 parcels and a population of

2,500-3,000. Currently there are about 2.5 acres of commercial cannabis being cultivated in Bennett Valley. I have experienced the stench of cannabis while driving on Bennett Valley Road in October 2020 (possibly emanating from 5 coordinated ministerial permits comprising one acre on Wellspring Road), and many residents complain of marijuana smells in autumn. In 2017, the county allowed under its Penalty Relief Program an outdoor grow of about 5,000 square feet at 5245 Sonoma Mountain Road. I was then president of the Bennett Valley Community Association and received a dozen phone calls complaining about the odor. For several months during summer and autumn 2017 I would smell it within 1,000 feet when I drove by, and rolled up my windows. Marijuana can stink, and smelling the putrid odor at home could ruin your life.¹

Allowing up to 470 acres of outdoor cultivation and 138 acres of greenhouses will expose sensitive receptors to substantial pollutant concentrations, including odor emissions adversely affecting a substantial number of people. This is about 200 times the current acreage. Terpenes are heavy molecules that sink and could be trapped in any basin such as Bennett Valley. I have lived in Bennett Valley for almost 20 years and we frequently experience thermal inversions, especially during the warmer months. Warm air rises, and the temperatures at my home (750 feet in elevation) are often 10-15 degrees higher during summer and autumn evenings than on Sonoma Mountain Road (600-650 feet in elevation). During wildland fires, especially in October 2017, heavy smoke gets trapped in the valley, making it difficult to breath. The air quality monitors for particulates on the PurpleAir website clearly show more air pollution on the valley floor than higher elevations. Allowing a vast increase in cannabis cultivation could subject hundreds of homes to a 24/7 stench for days or weeks at a time during summer and autumn when terpenes are trapped on the valley floor.

Further study and scientific analysis are needed to address exposing sensitive receptors to substantial pollutant concentrations and odor emissions that would adversely affect a substantial number of people. In particular, BVSD would object to any revised analysis that fails to include air quality modeling for Bennett Valley under a variety of weather conditions and cannabis acreage.

Checklist 4a. The proposed ordinance will have a substantial adverse effect, either directly or through habitat modifications, on candidate, sensitive, or special status species.

The SMND fails to address the existence of or cumulative impacts on sensitive species in the Matanzas Creek watershed. Allowing up to 470 acres of outdoor cultivation, 138 acres of green houses and an unknown amount of indoor cultivation in existing structures could have devastating effects on water supply. It could adversely affect directly or through habitat modifications at least five aquatic or riparian species identified as a candidate, sensitive, or special status species.

A biological assessment for 3803 Matanzas Creek Lane prepared by Darren Wiemeyer provides much information on the biological resources in this area. He found that Matanzas Creek and its riparian corridor provides good refuge habitat for amphibians and reptiles, and identified five

¹ [Thomas Fuller, 'Dead Skunk' Stench from Marijuana Farms Outrages Californians](#) (December 19, 2018); [What it's Like to Live 100 feet from 15,000 Cannabis Plants?](#) North Bay Biz (December 3, 2020).

rare species that are found in this watershed: California giant salamander (special concern); foothill yellow-legged frog (candidate threatened); red-legged frog (federal threatened); reed-bellied newt (special concern); and California freshwater shrimp (federal endangered).

The piecemeal diminution of aquatic habitat is why the species that live in this habitat are listed as threatened, endangered, or are being considered for listing. A factor the California Department of Fish and Wildlife considers in listing a Species of Special Concern is when they occur in small, isolated populations or in fragmented habitat, and are threatened by further isolation and population reduction. That is the situation in the Matanzas Creek watershed, and it is vital to preserve this habitat to avoid further fragmentation. The cumulative effects of this and all foreseeable marijuana projects must be evaluated with respect to year-round water flows, summer water flows, and elevated water temperatures.

As emphasized in an August 30, 2018 letter from NOAA to Sonoma County (attached), the county insufficiently protects against the lowering of ground water levels. Further study and scientific analysis are needed to address the effects on the Matanzas Creek watershed of allowing up to 470 acres of outdoor cultivation, 138 acres of green houses and an unknown amount of indoor cultivation in existing structures to be irrigated. This is substantial information to make a fair argument that the proposed cannabis ordinance will have a substantial adverse effect on five species that are identified as a candidate, sensitive, or special status species.

Checklist 11b. The project will cause significant environmental impacts due to conflicts with the BV Plan.

The proposed cannabis ordinance conflicts with the BV Plan. The SMND fails to recognize the existence of, let alone analyze, the BV Plan. The Board of Supervisors adopted the BV Plan in 1979, with an overall goal of preserving and protecting the traditional rural character and natural environment of Bennett Valley. The BV Plan was supported by an environmental impact report. Policy LU-1a of the General Plan emphasizes that where the BV Plan is more restrictive, its policies supersede those the General Plan:

A Specific or Area Plan may establish more detailed policies affecting proposed development, but may not include policies that are in conflict with the General Plan. In any case where there appears to be a conflict between the General Plan and any Specific or Area Plan, the more restrictive policy or standard shall apply.

The BV Plan has three unique features that conflict with the proposed cannabis ordinance.

1. Commercial marijuana development violates Land Use Policy 2.

Land Use Policy 2 in the BV Plan, p. 8, provides “Commercial development is not considered appropriate to the rural character of Bennett Valley.” The current ordinance, § 26-02-40, defines cultivation as **commercial** cannabis activity, as does § 38.02.010 (Sonoma County **Commercial Cannabis Cultivation in Agricultural and Resource Areas Ordinance**). Sonoma County Counsel has explained that the county lacks a definition of “development,” but that any discretionary approval under Chapter 26, any building permit issued under chapter 7, and any grading permit

issued under chapter 7 is “development.” Letter from Adam L. Brand, Sonoma County Deputy County Counsel, to Kevin Block (January 19, 2019), pp. 3-4 (attached).

The BV Plan, p. 9, states “[a]griculture is a vital component of the rural character and shall be encouraged and protected.” No one who developed the BV Plan over forty years ago considered marijuana to be agriculture. To the contrary, the attached Bennett Valley Study that supported the BV Plan defines “agriculture” as “orchards and vineyards.”

2. Land Use Policy 3 requires enhanced law enforcement before approving commercial marijuana development.

Land Use Policy 3 in the BV Plan, p. 8, provides “[d]evelopment **shall** be coordinated with the public's ability to provide schools, fire, police and other needed services.” Emphasis added. This policy is mandatory (“shall”). Home invasions related to marijuana grows are all too common in Sonoma County, and the risks of criminal activity is a major concern. In many cases, non-growing neighbors have been terrorized when the “wrong” home is invaded. The Board of Supervisors recognized this problem in its findings in section I, subsection O in Ordinance No. 6189. There are already insufficient sheriffs on duty, especially at night when home invasions tend to occur. It can take 30 to 45 minutes for a sheriff to respond to a call. Permitting commercial cannabis grows in Bennett Valley introduces into our community a new and dangerous activity that can attract violent criminals.

The county has done nothing to improve public safety while proposing 600 acres of commercial marijuana cultivation in Bennett Valley. Possible mitigations include establishing a sheriff’s substation in Bennett Valley; banning permits on properties located on shared access roads to minimize home invasions of innocent non-growers; and banning marijuana grows adjacent to parcels that are zoned Rural Residential, Agricultural Residential, or are less than ten acres in size to limit home invasions of neighbors not involved with marijuana cultivation.

3. Land Use Policy 3 requires improving Bennett Valley roads before approving commercial marijuana development.

Land Use Policy 3 in the BV Plan, p. 8, provides “Development **shall** be coordinated with the public's ability to provide schools, fire, police **and other needed services.**” Emphasis added. “[O]ther needed services” include roads. The road policy in the BV Plan, p. 14, provides “to avoid increasing hazard on inadequate roads, retain low density until road upgraded.” As discussed below, the proposed cannabis ordinance could increase daily traffic by 24,528 to 49,056 trips. Proposing a huge increase in traffic without addressing road improvement violates the BV Plan.

Further study and analysis are needed to avoid causing significant environmental impacts due to innumerable conflicts with the BV Plan.

Checklist 17a. The proposal conflicts with a plan addressing the circulation system.

Checklist 17d. The proposal results in inadequate emergency access.

Checklist 20. The proposal ignores wildfire evacuation issues.

The proposal allows the countywide acreage of outdoor cannabis cultivation projects to increase from under 50 acres to 65,733 acres. SMND, p. 19. Bennett Valley has 138 parcels eligible to cultivate commercial cannabis comprising at least 4,702 acres. Thus, 470 acres of outdoor cannabis and 138 acres of new indoor cannabis could be cultivated.

Sonoma County's 2016 Negative Declaration, p. 44, estimated that a one-acre outdoor cultivation site or a 0.25-acre indoor operation would each require 12-15 employees during peak periods (an indoor operation would require 48-60 employees for a 1-acre operation [4 x 12-15]). Conservatively using the lower estimates of employees, the proposal would allow 5,640 workers (12 employees x 470 acres) for outdoor cultivation in Bennett Valley. It would employ 6,624 workers (48 employees x 138 acres) for indoor cultivation. Together, outdoor and indoor cultivation would employ 12,264 employees (5,640 + 6,624).

Sonoma County's 2016 Negative Declaration, p. 44, estimated that each employee averages 2 to 4 trips per day (a roundtrip commute is 2 trips). Using this estimate and 12,264 employees, the proposal could increase daily traffic between 24,528 (2 x 12,264) and 49,056 (4 x 12,264) trips.

It is instructive to apply this analysis to Matanzas Creek Lane, a 11-12-foot-wide mile-long dead-end road that already has circulation problems. It has ten eligible parcels with about 200 acres. Under the proposal, 10 acres of indoor cultivation would be allowed, together with 20 acres (10 percent of 200 acres) for outdoor cultivation. Using the above analysis, the proposal could employ 240 workers (12 employees x 20 acres) for outdoor cultivation. The 10 acres of indoor cultivation could employ 480 workers (48 employees x 10 acres). Together, outdoor and indoor cultivation would employ 720 employees (240 + 480), and daily traffic could increase on Matanzas Creek Lane by between 1,440 (2 x 720) and 2,880 (4 x 720) trips.

Bennett Valley has an estimated residential population of 2,500 - 3,000. The increases in traffic, with four times as many employees as current residents, violate the following policies and guidelines in the BV Plan:

- Intensity of land use shall reflect the conditions character and capacity of roads (p. 10).
- Retain low densities for fire hazard mitigation (p. 13).
- To avoid increasing hazard on inadequate roads, retain low density until road upgraded (p. 14).
- private streets and driveways, both existing and proposed, are properly designed and located to carry the type and quantity of traffic generated by the proposed use and to minimize visual impact (p. 21).

The proposal conflicts with the BV Plan's circulation system and results in inadequate emergency access. Further study and scientific analysis are needed to address the circulation system in Bennett Valley, emergency access, and the violation of the BV Plan's policies.

From: [Christina Matthews](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Sonoma County Cannabis Ordinance
Date: Sunday, May 16, 2021 5:37:31 PM

EXTERNAL

Dear Supervisors,

I have lived in the town of Bloomfield for over 30 years, and am very concerned about the negative effects cannabis cultivation will have on this town and other residential neighborhoods where permits have been requested to grow and process cannabis. I am requesting the county make the following changes to the ordinance:

A minimum of 1000 foot buffer/setback zone and expansion to greater distance depending on locally prevailing conditions around residential property lines in all unincorporated towns and neighborhoods.

Require commercial indoor cannabis operations to be commercially zoned due to the light and noise pollution, and increased traffic. Many of the proposed cannabis sites are requesting to operate 24 hours a day 7 days a week, creating noise and light pollution in rural residential areas. Most rural residents moved to rural areas to escape the noise and light of the larger populated areas. Cannabis processing plants should be in commercially zoned areas where road access, and police and fire protection are more accessible. Response to any emergency, whether criminal or fire should be easily accessible for the responders. Having commercial indoor processing in rural residential areas will make response times longer and access more difficult for responders.

An Environmental Impact Report should be required for all proposed cannabis sites. There is no reason that the cannabis industry should be exempt from this requirement. The use of ground water, chemicals, with potential run off into water sheds, the Estero and other water ways should be of utmost concern. Waiving the requirement for an Environment Impact Report for proposed cannabis sites could result in potential damage to the environment, unhealthy and harmful impact to residents living close to the cannabis site, and possibly result in shutting down the operations. Wouldn't it be better to make sure all the necessary research is done in order to avoid a bad ending for both the residents and the growers?

I sincerely hope the county will make changes to Phase 2 of the Sonoma County Cannabis Ordinance to better protect rural residential neighborhoods from the negative impacts of Cannabis operations.

Thank you,

Christina Matthews

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From: [Arielle Kubu-Jones](#) on behalf of [Susan Gorin](#)
To: [Cannabis](#)
Subject: FW: Bennet Valley Marijuana Permitting
Date: Sunday, May 16, 2021 10:39:21 AM

From: Don <dantes.justice@gmail.com>
Sent: Saturday, May 15, 2021 1:07 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Subject: Bennet Valley Marijuana Permitting

EXTERNAL

Dear Supervisors:

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups. I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties.

Don Tunnissen

2801 Rollo Road

Santa Rosa, CA. 95404

Sent from my iPad

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From: [Anna Ransome](#)
To: [Arielle Kubu-Jones](#); [Andrea Krout](#); [district3](#); [Jenny Chamberlain](#); [district5](#); [Cannabis](#)
Subject: Comments from FOG for 5-18-21 Board of Supervisors mmeeting - Item 14 -Proposed Commercial Cannabis Cultivation
Date: Sunday, May 16, 2021 6:53:52 PM
Attachments: [BOS 5-18-21 Comments from FOG.docx](#)

EXTERNAL

Please see attached.

Anna Ransome for Friends of Graton (FOG)

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TO: Sonoma County Board of Supervisors

FROM: Anna Ransome for Friends of Graton (FOG)

DATE: 5/16/21

RE: Comments on Draft Cannabis Ordinance for BOS meeting of 5/18/21

Friends of Graton (FOG) is submitting the following comments on Item #14 in advance of the 5/18/21 Board of Supervisors meeting.

TRAILS/PARKS ISSUE

Of utmost importance for Friends of Graton supporters is the protection from cannabis encroachment for the Joe Rodota and West County Trails, both classified as Class 1 Bikeways, Class 1 Recreational Trails and parks. Cannabis operations are antithetical to the purpose of parks and that is why parks are included as "sensitive uses" in the Draft Ordinance and are given 1000' setbacks from cannabis operations.

Recently there were two developments that have threatened the status of these trails, the decision at a Planning Commission meeting on 3/25/21 to throw out protections for Class 1 Bikeways in their recommendations to the Board and a rumor by staff that the trails status as parks was somehow compromised by lack of an action by the Board of Supervisors in 2018. Let's take these one by one.

Did the Planning Commissioners know the definition of a Class 1 Bikeway?

EXHIBIT A CHAPTER 26 OF THE SONOMA COUNTY CODE I. Amendments to Definitions (Section 26-4-020(C)) states "**Class I Bikeway**" means **bike paths or shared use paths, which provide a completely separated right-of-way designated for the exclusive use of bicycles and pedestrians with crossflows by motorists minimized, as defined by California Streets and Highway Code Section 890.4(a).**

General Plan 2020 – 2.5 BICYCLE AND PEDESTRIAN TRANSPORTATION NETWORK defines Class 1 Bikeways:

Class I Bikeways are also known as multi-use paths. Class I bikeways provide bicycle travel on an all-weather surface within a right-of-way that is for exclusive use by pedestrians, bicyclists and other non-motorized modes. Class I bikeway surface must be compliant with provisions of the Americans with Disabilities Act (ADA). These bikeways are intended to provide superior safety, connectivity, and recreational opportunities as compared to facilities that share right-of-way with motor vehicles.

and in Open Space and Resource Conservation Element 9.2 POLICY FOR BIKEWAYS:

Class I Bikeways are also known as multi-use paths. Class I bikeways provide bicycle travel on an all-weather surface within a right-of-way that is for exclusive use by pedestrians, bicyclists and other non-motorized modes. In addition to

providing important transportation links, the safety provided by Class I bikeways makes them a preferred facility for recreational activities, especially for children, inexperienced bicyclists, and people with disabilities. These bikeways also offer recreational opportunities for walkers, runners, equestrians, and many other users that prefer or require an off-road facility.

It is fairly obvious from these definitions that these bikeways are not exclusively for bicycle use, but are meant as all-purpose trails also for the enjoyment of walkers, runners, dog walkers and, as quoted above, **a preferred facility for recreational activities, especially for children, inexperienced bicyclists, and people with disabilities.** Yet three of five Planning Commissioners dismissed them as places where bikes were "whipping by" and therefore not in the area long enough to be affected by any negative impacts of a cannabis operation. So, on the basis of a totally false premise and in less than one minute these very important parks were stripped of protection from cannabis impacts.

At the meeting Chairman Carr said at 3:40:05: "I am opposed to adding Class 1 Bikeways to sensitive use. I can see where a trail would make sense because people are walking – they're passing a cannabis thing more slowly. Arguably they are more affected by the view of it. A bikeway – people are whipping by on their bikes. I don't see the logic of including a bikeway in that."

Commissioner Davis tried to correct him but Commissioner Mauritsen interrupted and said, "but it's already fenced isn't it?" From there Carr took a vote and Mauritsen and Reed voted to exclude it, and then moved quickly on to another issue.

As to the second development, Staff has inferred to at least one supervisor that the BOS had somehow failed in 2018 to make a resolution or some other instrument to determine that the two trails are parks. The draft ordinance defines public park as: "**Public park**" means any recreation or playground area or facility, that is open and accessible to the public, with or without a fee, whether or not such area or facility is formally dedicated to such purpose."

The Sonoma County Code of Ordinances, the superior law, states in Parks, Section 20-2: "**Park**" means all land or water owned, leased, managed, or controlled by the Sonoma County park system.

The cannabis ordinance is just another code section, and two code sections shouldn't conflict. If one code is to have precedence, it should be the County Code Section 20-2. If any person takes an alternative view point and tries to limit the definition of what constitutes a "public park," then it is imperative that County adopt the same definition of park as listed in Chapter 20 of the Sonoma County Code so that the County can avoid adopting an ordinance that directly conflicts with an existing codified law.

County Counsel was at that 2018 BOS meeting and never informed the Board that something additional had to be done to "codify" the code. All that was done was that the two trails, Joe

Rodota and West County were recognized as parks by definition in the Code of Ordinances. It is a specious argument that any additional action needed to be taken by the BOS and just an attempt to throw out trail protections.

Joe Rodota and West County Trails are parks and therefore must be included in the sensitive uses for the purpose of the cannabis ordinance. It appears now that staff disagree with the PC recommendation:

(2. **Class 1 Bikeway:** Staff disagree with the PC recommendations to remove Class 1 Bikeways from sensitive uses. ***"The Planning Commission recommended removing Class 1 Bikeways from sensitive uses. However, staff has not included that in the recommended ordinance because analysis of this policy was not included in the SMND."***)

Additionally, the impact of adding the untold acres that would be opened up for cannabis if the Class 1 Bikeway were removed from sensitive uses is unstudied. Presumably this additional acreage would have to be added to the 65,000 acre figure.

UNEQUAL TREATMENT

Neighbors and residents have been put on the defensive and at a disadvantage by the way we have been treated by County staff and officials for the years this ordinance has been in development. We have been dismissed as anti-cannabis NIMBYs, but we are far from either, and we have been stonewalled when asking for information. Months of painstaking research into the legality and the potential impacts was scoffed at and ignored. Information was next to impossible to access either by phone, email or online. All along, the cannabis industry and their attorneys, consultants and PR reps had multiple communications with the County (we stopped counting at 60 in the information that was only gotten through a PRA request, and that was months ago, so the amount has certainly gone up since then.) The cannabis manager actually attended a Hessel Grange meeting which is an industry group. I can provide examples of questionable communications between staff and the industry if you would like to see them. Lobbyists should never have exclusive access to staff, as you certainly know.

It was easy for the County to put us off with the promise of Phase 2, which never materialized. The County's Cannabis website showed the Part 2 ordinance would be about "neighborhood compatibility" and residents were lead down that path believing that was the County's intention. Yet when the draft Ordinance was provided for review it was clear the Ordinance was about fast-tracking Cannabis projects thru ministerial approvals.

No one should be surprised by the open skepticism and anger on the part of many who are concerned about the commercial cannabis rollout. I say this because this is a legitimate problem and it should not continue. Now is the time to turn this around and make it a truly democratic process.

CEQA ISSUES

FOG respectfully requests that the Board throw out Chapter 38 as it is flawed and will not stand the test as the environmental document for CEQA law. Instead, we request that the County begin the process of a Programmatic EIR. Until this is complete the ministerial

permitting process laid out in the Draft Cannabis Ordinance should be paused as there is not adequate environmental study available to support it. The State does not support ministerial process and CEQA requires individual study of each project plus study of cumulative impacts impossible with ministerial permitting. CUPS for all projects are necessary so growers and County are not in conflict with state law. An EIR is necessary to identify areas that are appropriate for cannabis projects.

WATER / DROUGHT ISSUES

A May 6 article in the L.A. Times pointed out that what we are experiencing with increased arid conditions in the western United States is not actually a drought but is the result of climate change and will continue to worsen. We can no longer consider these periods droughts. It is short-sighted to think that we can implement temporary water conservation measures that will take care of the problem until normalcy returns.

Therefore, extending the temporary fix to a new, untested and water intensive use of land in Sonoma County would be irresponsible and short-sighted. While the L.A. Times article recommended letting large swaths of ag land go fallow to reduce the need for water, Sonoma County is considering opening up 65,000 +/- acres to new water intensive use.

Trucking of water and use of recycled water should be prohibited. Catchments have to be studied for impacts on groundwater and surface waters.

SETBACKS

Setbacks to canopy not property lines of cannabis parcels-

In the draft any cannabis activity that is not outdoor or hoop house cultivation but is associated with the project could be allowed within all setbacks except parks et al. This could include parking, employee break areas, storage, guard shacks, dependent on zoning. This could bring lighting, noise and activity closer to residences. It also appears that the cultivation areas may be rotated on the cannabis parcel so that these initial setbacks will be encroached upon over time. Setbacks should not be so easily manipulated and should be to property lines, not activities.

Setbacks to Sensitive Populations-

Significant impacts will result from the proposed setbacks of cultivation sites to residential properties.

The proposed ordinance policy is inconsistent. It protects sensitive populations in schools, parks, daycares, and drug rehab facilities with a 1,000 foot setback, but allows a setback of only 100-300 feet to residences, where those same sensitive populations live, including children, persons undergoing drug rehab, the elderly, and persons with medical conditions. The proposed setbacks to residences and residential properties (100-300 feet) are insufficient. Odors are an issue and not easily monitored or mitigated. Security measures, including night-lights, audible alarms and guard dogs can cause nuisance.

A 1,000-foot minimum setback to residential property lines from outdoor and mixed-light cannabis cultivation is needed to protect the rights of residents to enjoy a nuisance free environment in their own homes and yards.

Setbacks dependent on zoning-

FOG recommends 1000' setbacks to the property lines of parcels that contain residences or business, **regardless of zoning**. The use of zoning is not adequate to protect residents as there are many randomly zoned parcels, especially in west county. For instance, our neighborhood is comprised of many small D.A. zoned parcels, though few are suitable for D.A. use. Obviously, larger ag parcels were at one point broken up into residential parcels without changing the zoning. There are small ag parcels packed closely together and so many residences would be impacted heavily if the 300' setbacks to residences was used. This would also be punitive as it would deny property owners the full use of their property.

Setbacks to Biological Resources-

Sonoma County's proposed setbacks to biological resources with ministerial permits are inconsistent with and in conflict with State cannabis cultivation regulations and will result in significant negative impacts to the environment. Riparian, lake and wetland setbacks proposed by Sonoma County for cannabis cultivation are significantly less, typically by half, than those required by Cal Cannabis. County setbacks need to be consistent with State.

PROCESSING

Processing should be only allowed in industrial and commercial zones. Besides the fire danger of processing, cannabis has the most odor when being processed. This is also an industrial activity of an ag product, not a crop and that should not be done on agricultural land.

EVENTS

There are too many problems with wine events to add cannabis into the mix at this point.

OVER-CONCENTRATION

Find a way to prevent over-concentration through caps for areas, whether by watershed, 10 square mile area or other means so impacts are not concentrated in certain areas.

TREE PROTECTION

Remove the exception of trees with fruits and nuts so that oak trees are protected.

ENFORCEMENT

Write in stiff penalties and deadlines for code violations.

FIRE DANGER

Prohibit cannabis projects on narrow, sub-standard rural roads that are dead end or don't have adequate pull outs for vehicles. Have fire inspections for hoop houses filled with a highly flammable product and covered with flammable plastics.

RESIDENCY REQUIREMENT

Since residents are to bear the brunt of any negative impacts from this untested ordinance implementation in Sonoma County and since locals are disadvantaged by the cost of land and being outbid by deep pockets from out-of-state, a requirement that principals own 51% of the cannabis business should be required.

BONDING

Other communities that have promoted commercial cannabis have experienced market-driven

abandonment of projects. Require a \$50,000 bond to cover County expenses to clean up and restore abandoned buildings and hoop houses.

COMMUNITY SEPARATORS AND OPEN SPACE LANDS

Prohibit commercial cannabis in these areas. The ag and open space districts were developed to protect agricultural crops, not agricultural products.

PERMIT TERMS

Until the ordinance can be proven to work well, permit terms should not exceed one year.

CHAPTER 38 IS UNFAIR TO SMALL GROWERS

- It opens them to lawsuits: Shute, Mihaly, Weinberger LLP March 18, 2021 letter warns “If adopted, the (Chapter 38) Ordinance’s permit approval regime would be in clear violation of CEQA, and **each permit approval would risk a legal challenge and ultimately being overturned by a court.** The County must revise the Ordinance and accompanying environmental document to acknowledge that all subsequent permit approvals will necessarily be discretionary decisions subject to review under CEQA.”
- By opening parcels to 10 percent coverage, the County has brought big players in and they will overload the distribution channel

ATTACHMENT N: Other California Countie Cannabis Cultivation Ordinance Information

There are multiple errors in this document and it should be removed from the packet. Information is dated or otherwise incorrect. I will be speaking to this on Tuesday.

Thank you for your consideration of FOG’s comments.

Anna Ransome for Friends of Graton (FOG)

From: [James Keller](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Sonoma County cannabis ordinance
Date: Sunday, May 16, 2021 8:29:44 AM

EXTERNAL

Dear Supervisors,

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups.

I'm unhappy that the County has not reached out to residents and has been influenced too much by the cannabis industry in drafting this policy. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable.

We are facing another severe drought and cannabis needs a great deal of water, this alone should give us all pause. We also worry that the character of Sonoma County will be forever damaged by large scale cannabis cultivation. What will it do to our tourist industry? How will we compete with Napa County which will not allow large cannabis farms? Cannabis farms are ugly, they will ruin our beautiful landscape. People will not want to travel to Sonoma County to look at that. What types of jobs would cannabis growing bring to our county? High paying jobs that would allow people to rent or purchase homes here in this very expensive real estate market? We don't think so. How will this affect our homeless crisis? We have one of the highest homeless population rates in the country.

It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Shouldn't an EIR be a standard operation procedure? Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and, at the same time, give residents a right to their health, safety and peaceful enjoyment of their properties.

Please do not approve this proposed cannabis ordinance as written. We believe that the future of our neighborhood as well as for all of Sonoma County deserves more attention than this.

*Jenness and Jim Keller
Bennett Ridge*

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From: [Jerry Moreno](#)
To: [Cannabis](#)
Subject: Say NO
Date: Sunday, May 16, 2021 6:14:12 PM

EXTERNAL

Don't ruin our beautiful landscape and water supply in order to cover your miss use of general funds budget by allowing this cannabis fiasco. Also NO to selling the golf course to cover your miss management of tax payer funds.

[Sent from Yahoo Mail on Android](#)

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From: [JERINE RICHARDSON](#)
To: [Cannabis](#)
Subject: Marijuana Proposal
Date: Sunday, May 16, 2021 7:55:40 PM

EXTERNAL

Dear Board of Supervisors,

I am writing this in order to try and express my deepest concerns regarding the decision you will be making that will affect my personal life and all the residents of Bennett Valley.

We decided to move to Sonoma County/Bennett Valley about 3 years ago to be closer to our two daughters and our grand-babies. We moved from a quiet wooded area outside of Seattle and chose this area because of the values that we thought it shared with our family. It was so beautiful and calming to drive through the beautiful country roads and the rolling mountains with all the unique but beautiful architecture, farmlands, vineyards, livestock etc. What we didn't see were any ugly white, plastic hoop house structures housing smelly crops of cannabis. We would have never even imagined that Sonoma County would even consider letting anything like this happen with all the other ordinances it had in place. If we knew this cannabis proposed ordinance could even be a possibility we would have never moved into a community that would allow this to happen to its residents. These same residents who choose you to speak for them.

The roads on Bennett Valley are already very dangerous with how narrow they are. I have been almost run off the road 10 or more times and 3 of those times large trucks have crossed the yellow line into my lane and forced me over with my tire leaving the asphalt and flinging my car toward the other lane. Luckily I have a policy of both hands tightly on the steering wheel and my absolute full attention to driving and I was able to prevent an accident but it scares me to death to think about just how much traffic this would add to these small roads and how more dangerous they will become.

The water usage is ridiculous to even consider because of our drought conditions. We are all trying to minimize fire risk and make our properties drought resistant as possible and yet you are considering allowing this type of crop to encroach on our water shortages. I can't even imagine the smells it will bring because we already think we are smelling skunks from time to time and now we question whether or not it's just private cannabis plants not known to the county.

Please consider all the letters from all the people in our community as they are all very well written and loaded with very real facts and explanations of why you should not just pass this without the proper & current EIR reports along with the CDFW recommendations, etc.

Please take more time to really consider all the factors in making a decision like this as it will really change our property values and our whole County forever.

Thank you for your time,
Jerine Richardson

4325 Savannah Trail
Santa Rosa, CA 95404

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From: [Janet Talamantes](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Cannabis Ordinance for Sonoma County
Date: Sunday, May 16, 2021 9:24:37 PM

EXTERNAL

Dear Supervisors:

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups. I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties.

Janet Talamantes, Petaluma CA

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From: [Kent Dellinger](#)
To: [Cannabis](#)
Cc: [Susan Gorin](#)
Subject: Cannabis expansion proposal
Date: Sunday, May 16, 2021 4:45:39 PM

EXTERNAL

As homeowners with 3.25 acres in Bennett Valley for 20 years, we oppose the proposal to allow for expansion of cannabis operations here.

There is currently a 2.5 acre operation within view of our neighborhood, which is unsightly. It looks more like an auto assembly plant than the remainder of ranches and vineyards that neighbor it.

Bennett Valley is known for its scenic beauty. With Annadel State Park adjacent to our community, we are accustomed to day hikers, bikers and wildlife. Visitors and residents do not want our vistas to be marred with additional pot farms. Further, water is a major issue during these times of drought. Additional water use by cannabis growers is unwise at best.

Additionally, Bennett Valley Road is a narrow, winding two-lane road for several miles, with no opportunity for widening. Increased traffic from employees and delivery trucks creates safety issues and would result in additional traffic accidents. Another health issue is the odor the crops emit. We value the superb quality of air here and do not want it denigrated by the odors generated from these crops.

We respectfully request you vote to abandon this proposal for Bennett Valley. We understand cannabis operations bring some value to the county, but the negative impact on our neighborhood outweighs the benefits. We feel there are more industrial sections of the county that would be better suited to your consideration.

Thank you.

Kelly & Kent Dellinger
2864 Bardy Road
Santa Rosa, CA. 95404

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From: [Kate](#)
To: [Susan Gorin](#); [David Rabbitt](#); [Chris Coursey](#); [district4](#); [district5](#); [Cannabis](#)
Subject: Keep the 1000" cannabis setback from parks!
Date: Sunday, May 16, 2021 10:43:47 AM

EXTERNAL

Dear Supervisors —

As the BOS clarified on 12/11/18, both the Joe Rodota and West County trails are classified as parks, part of the Regional Park system, maintained by them and listed as parks on the County website. I firmly support maintaining the 1000' setback for these bikeways. Please correct the recording error that could provide a loophole for eliminating these trails from setback protection in the new cannabis ordinance.

Hoping your concern equals my own, and thanking you in advance,
Kate Winter
West County resident, taxpayer, and frequent user of the Rodota and West County trails.

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From: [Linda Bavo](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#)
Subject: May 18 2021 meeting
Date: Sunday, May 16, 2021 2:15:06 PM

EXTERNAL

REGARDING MAY 18 2021 MEETING

What magic words can I write to influence and change your pro cannabis ordinances in Sonoma County? This Tuesday, May 18th each of you will have an opportunity to reconsider how you are going to address the cannabis business in Sonoma County.

There are numerous reasons to slow this controversial business down; but the most important and pressing issue right now is lack of water.

Please look to our surrounding counties and how their supervisors have addressed the cannabis business. Consideration was given to the citizens of our neighboring counties, not just to a chosen few involved in one industry. We need to follow suit and save Sonoma County from making decisions that would be detrimental to our homes, cities and country side for many years to come.

Be Brave! Make the right decision on Tuesday, May 18th

Thank you.

Linda Bavo

Santa Rosa

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From: [Steven Schloming](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: It" Too Much!!!
Date: Sunday, May 16, 2021 10:00:45 AM

EXTERNAL

Class 1 Bikeways meet the definition of parks in the Sonoma County Code of Ordinances and belong in the sensitive use category, subject to 1000' setbacks from cannabis operations.

We represent a coalition of neighbors and environmental activists who are trying to preserve what makes Sonoma County so special: our scenic beauty and precious natural resources. Our goal is to limit these cannabis grows to small areas away from residences, not in public view, and not spreading noise or odor. Unfortunately, this is not what has been proposed.

SPECIFICALLY, we want the County to change the following:

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.
6. Increase setbacks from property line of all residences & sensitive uses to 1,000' for outdoor and hoop house cultivation and 300 feet minimum for indoor & greenhouse cultivation.
7. Force cannabis processing into facilities in commercial and industrial zones only.
8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor & greenhouse cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worse for existing permits.
12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Save trees with fruit or nuts from destruction, including oaks.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.
15. Impose a local residency requirement, where "operators" are defined as owning at least 51% of the applying business.
16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this during a pandemic when so many people are struggling and distracted, during a drought emergency without an adequate water study, without a

appropriate environmental review or listening to affected neighbors is an unnecessary rush to judgment.

Lorraine Schloming
Graton, CA

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From: [Arielle Kubu-Jones](#)
To: [Cannabis](#)
Subject: FW: A note on the proposed cannabis ordinance
Date: Sunday, May 16, 2021 10:34:05 AM

From: Marc Farre <marc@marcfarre.com>
Sent: Saturday, May 15, 2021 7:35 PM
To: Susan Gorin <Susan.Gorin@sonoma-county.org>
Cc: Arielle Kubu-Jones <Arielle.Kubu-Jones@sonoma-county.org>
Subject: A note on the proposed cannabis ordinance

EXTERNAL

Dear Susan,

I thank you for all the hard work you do for all of us who live and love this County. Your stewardship is a huge part of what makes it so special and unique.

That's what led me to write you about the proposed cannabis ordinance. While I'm not a fan of it, I do accept that some form of commercial development of cannabis in our County is inevitable. But it must be done *responsibly* and sustainably — and the power to ensure that is now in your hands and those of your fellow Supervisors. I know some cultivators are impatient with the process. But when it comes to a momentous change that will affect virtually everyone in the County, the cardinal rule has to be: *First, do no harm.*

In its current form, the proposed ordinance fails that test. That's because it does not credibly address the problem of impact: (a) how the pervasive, noxious odor from outdoor grows will affect nearby residents — often for months on end; and (b) the fact that cannabis is an extremely water-intensive crop at a time when we are already talking about [rationing water](#) to existing users.

With that mind, here are the specific changes I ask you and your fellow Supervisors to consider on Tuesday:

1) More realistic zoning. Revise the proposed ordinance to take into account the real-world density and topography of zones adjacent to potential cannabis farms. It is not enough to specify zones where it is “allowed” or “not allowed.” In hilly, windy areas of the County, theoretically calculated minimum setbacks are illusory. Human beings aren't lines on a map; this is not an academic question for the thousands of residents/taxpayers who live in very populated “mixed” neighborhoods like ours — a swirl of DA and RR and other zones all intermingled. The daily afternoon wind carries odors far and wide, and in all directions. You can't control it. (We know because we have lived this already.) The only safe solution is to define such populated, mixed areas in a way that is less crude than simply by zone, and disallow it there.

2) Indoor only. Require any potential commercial cannabis farmer in a populated area to

grow indoors (not hoop houses) and with full odor mitigation.

3) EIR/Water. Do a full environmental impact review (especially on water usage) given that we all accept that climate change is here — and we know that the cycle of droughts we are in is not going to suddenly disappear.

My takeaway: If the BoS is going to allow a brand new, extremely profitable industry to start operating commercially in certain areas where residents/constituents have been living for a long time — without input or recourse from those who would be directly affected — it behooves you to ensure that you put the needs of those ordinary residents, and of the environment, first. So please, err on the side of protecting residents so they don't feel under siege from unbreathable air, with no recourse but to move away.

There will still be room for responsible development in areas where residents will not be impacted. But please, make everyone's life easier by putting contentious areas off limits.

I've become aware in the last few months among my circle of friends and neighbors that there is a strong feeling that the BoS appears *too eager* to ram this through — despite what it would do to the human beings who live here, who pay taxes and who, like you, cherish and serve our community. Fair or not, there is an impression that the BoS is putting the interests of a powerful industry group above those of the people who would be most impacted by this.

This is the playbook of too many politicians in our country, and we feel that Sonoma can and should do (and be) better. I am sure you agree.

There is a way to balance these competing needs. But the BoS has not yet found it — and the BoS need to find it, even if it takes a little more work. There's no undo button, and it would not make sense to start handing out permits until we've gotten to a balanced place, including on the crucial environmental piece.

Bottom line: The current ordinance is too flawed to deserve your vote. It's worth taking the time to get it right before moving forward on it.

Thank you, Susan, for reading this and taking it to heart before Tuesday's vote — and for all you do every day.

All the best to you,

Marc Farre
Furlong Road
music@marcfarre.com

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From: [Mercy Sidbury](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Draft Cannabis Ordinance
Date: Sunday, May 16, 2021 9:20:25 PM

EXTERNAL

To Whom It May Concern:

I want to add my voice to the large number of county residents who believe that the proposed cannabis ordinance is too lax and destructive to the nature of the county. There are many weaknesses and it is excessively permissive towards the industry without assuring enough regulation to insure the unobtrusive assimilation of this newly legal industry into our diverse commercial enterprises.

Below please find the ways that I, and many like me, suggest the ordinance be modified to meet these demands. Especially during this unprecedented drought, it is foolhardy to initiate hundreds of new agricultural enterprises further draining the already overtaxed watershed.

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.
6. Increase setbacks from property line of all residences & sensitive uses to 1,000' for outdoor and hoop house cultivation and 300 feet minimum for indoor & greenhouse cultivation.
7. Force cannabis processing into facilities in commercial and industrial zones only.
8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor & greenhouse cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worse for existing permits.
12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Save trees with fruit or nuts from destruction, including oaks.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.
15. Impose a local residency requirement, where "operators" are defined as owning at least 51% of the applying business.
16. Change the initial permits period to one year, to match the State and test this new policy.

In addition, there is some talk of the Joe Rodota trail being excluded from protections

that it should be afforded. The Joe Rodota trail is classified as a *Class 1 Bikeway* and meets the definition of a 'park' in the Sonoma County Code of Ordinances. It belongs in the sensitive use category, subject to 1000' setbacks from cannabis operations.

Thank you very much for taking the concerns of residents into consideration.

*Mercy Sidbury
Sebastopol*

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From: [Mary Tupa](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Cannabis Ordinance
Date: Sunday, May 16, 2021 1:43:44 PM

EXTERNAL

May 16, 2021

Sonoma County Board of Supervisors

Re: Cannabis Ordinance Update

I would like to voice my concerns over several aspects of the proposed cannabis ordinance update.

There are potential environmental impacts that I believe should be addressed either in a thorough environmental review of the ordinance or detailed study be done with each application. The first is WATER. Growing cannabis is very water intensive and it is proposed in areas already impacted by the current and future droughts. Groundwater studies and monitoring should be done for all applications. The cumulative effect of multiple permits in the same ground water area must be considered. Who is responsible for the impact on other properties if this use causes a lowering of the water table?

Any permit granted must address traffic concerns. Are the access roads wide and safe enough for additional traffic? Trucking in of water should not be permitted. Processing of products should not be allowed on the ag land but should be moved to commercial/industrial zones.

It appears that plastic hoop houses are becoming very popular with these operations. I believe they should not be allowed in our scenic corridors.

Finally, I believe that neighbors of these operations should be given the same consideration as parks and schools with 1000 foot setbacks.

Thank you for your consideration.

Mary Tupa and Doug King
55 Walker Road
Petaluma CA 94952

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From: [Bob Fink](#)
To: [Susan Gorin](#); [David Rabbitt](#); [Chris Coursey](#); [district4](#); [district5](#)
Cc: [Cannabis](#)
Subject: Please maintain the 1000 ft Cannabis "Setback"!
Date: Sunday, May 16, 2021 12:42:28 PM

EXTERNAL

Dear Sonoma County Supervisors,

I regularly bike the Rodota trail in it's full length and wish to request that the Board of Supervisors maintain the 1000' setbacks currently in place for Class 1 Bikeways. I have heard that the 1000' setbacks from cannabis operations that are currently in place for both these trails, are threatened by a County error in recording a clarification of the 12/11/18 Board of Supervisors meeting.

I appreciate your attention to this matter.

Regards,
Robert Fink
16677 Fitzpatrick Ln
Occidental, CA 95465
(707) 243-2181

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From: [Stacey McCarthy](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#); [BOS](#)
Subject: May 18, 2021 Agenda Item 2021-0337 Cannabis
Date: Sunday, May 16, 2021 12:17:15 PM

EXTERNAL

Honorable Supervisors:

As residents of rural Sonoma County and engaged members of our beautiful and historically rich agricultural community, we request that you heed the Planning Commission's recommendation and invest in an Environmental Impact Report to complete the up-front planning and analysis required to guide laws and ordinances surrounding any potential changes resulting from allowing commercial cannabis cultivation in our County.

Preparation of an EIR and streamlining the State-compliant discretionary use permit process can move forward in parallel. This path best meets the County's long-range planning, resource protection, and public safety responsibilities.

We respectfully request that the County set aside the proposed "ministerial permit" process as it fails multiple legal, resource protection and infrastructure planning tests. The public should be allowed to review and comment on each commercial grow permit. These operations are not 'agriculture' they are non-essential 'products' and have the potential for devastating impacts on the existing community when placed in certain locations:

- **Water** - aside from the current drought, Sonoma County citizens and existing agriculture/dairy operators struggle to have enough water even in non-drought years. Water-intensive uses like cannabis should not be permitted to increase without careful hydrology and EIR studies being completed.
- **Smell** - harvests occur multiple times per year, and the stench of ripe cannabis is *significant* - the operators themselves use respirators during harvest time due to the smell. Therefore these grows cannot be located where residential areas are impacted by this smell. Ask anyone who has lived near a grow - it has had a hugely negative impact on their quality of life, as well as a 25 to 35% reduction in their property

values. *How can we do this to our residents?*

- **Light and View pollution** - 24 x 7 high intensity lighting, fences topped by razor and barbed wire, and hoop houses spread throughout our carefully preserved (up to now) agricultural countryside is a travesty that the Board of Supervisors must not allow. The taxpayers, property owners and residents of Sonoma County have the right to review and comment on each application for a commercial cannabis operation in their county. *It is too important to be regulated to a simple ministerial permit approval process.*
- **Crime /Emergency Response/ Fire Safety** - it is well known that cannabis cultivation sites bring increased crime - including *organized crime*. How is Sonoma County going to prevent this? Why should we consider *any* product which will increase crime ? How will emergency response to our community be affected? Wildfire - cannabis adds another source potential to ignite the wildfires which continue to devastate our county.
- **Outside Interests** - *Commercial Cannabis operators do not live in our County*. They are only here to make money and use our land to the extent we allow it. Yes, tax dollars from cannabis can be significant - but the costs to our residents and our environment must be carefully weighed in *each case*. This cannot simply be a ministerial yes/no. There is a good reason that Napa and Marin Counties do not allow cannabis grows.

In summary, we respectfully request that the County set aside the proposed “ministerial permit” process as it fails multiple legal, resource protection and infrastructure planning tests. In addition, we request that until an EIR is completed, Sonoma County suspend issuing and renewing cannabis permits.

Sincerely,
Stacey and Paul McCarthy
West Petaluma Residents

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From: [Sue Christiansen](#)
To: [Susan Gorin](#); [David Rabbitt](#); [Chris Coursey](#); [James Gore](#); [Lynda Hopkins](#)
Cc: [Cannabis](#); [Jim](#)
Subject: Cannabis Farms
Date: Sunday, May 16, 2021 2:32:25 PM

EXTERNAL

Esteemed Supervisors,

Please protect our waterways, parks, bike trails, hiking trails, and family homes by imposing a 3000' distance from commercial cannabis grow farms. Cannabis farms are incompatible with outdoor family activities.

I also request that any grow permits be suspended indefinitely due to the severe drought we are facing in California.

As a thirty-four year veteran educator and life-long Sonoma County resident and property owner, I am concerned that we are sending the wrong message about Sonoma County by promoting cannabis farms. Money should not be our first priority. Let's make the safety of our children and grandchildren our number one concern.

Respectfully,
Sue Christiansen
9607 Westside Road
Healdsburg
Member Wohler Bridge Neighborhood Association

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From: [Suki Diamond](#)
To: [Cannabis](#)
Subject: Growing Cannabis in Sonoma County
Date: Sunday, May 16, 2021 11:07:18 AM

EXTERNAL

Dear Supervisors:

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups. I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties.

Suki Diamond

Sebastopol, CA 95472

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From: [Sara](#)
To: [Cannabis](#)
Subject: Phase 2 Cannabis Amendments, May 18
Date: Sunday, May 16, 2021 12:48:36 PM

EXTERNAL

Dear Supervisors:

I have been closely following the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups. I'm unhappy that the County has not reached out to residents and has been influenced too much by the industry in the drafting. I have come to the conclusion that the Subsequent Mitigated Declaration is fatally flawed and unfixable. It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and at the same time give residents a right to their health, safety and peaceful enjoyment of their properties.

Sara Schachter, DVM, DACVIM
VCA Animal Care Center
6470 Redwood Dr.
Rohnert Park, CA 94928

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From: [Tess](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Cc: itstoomuchcannabis@gmail.com
Subject: Cannabis ordinance - Programmatic EIR requirement
Date: Sunday, May 16, 2021 9:18:11 PM

EXTERNAL

Dear Supervisors,

We have been closely following all the amendments and revisions to the cannabis ordinance for Sonoma County, have read the letters in the newspapers and the information and analysis from neighborhood groups.

We are unhappy that the County has not reached out to residents and has been heavily influenced by the cannabis industry in drafting this policy. We agree with the growing consensus that the Subsequent Mitigated Declaration is fatally flawed and unfixable, and likely indefensible in court.

It is time to return to the Board's earlier decision to do a project-wide EIR for Phase 2. Sonoma County needs an EIR, one which will protect our natural resources, will comply with CEQA requirements and, at the same time, give residents a right to their health, safety and peaceful enjoyment of their properties. **This is the best path forward for all stakeholders.**

Please do not approve this proposed cannabis ordinance as written.

Tess and Tom Danaher
1680 Barlow Lane
Sebastopol, CA 95472
707-823-2723
tessd@sonic.net
tdanaher@sonic.net

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From: [TIM TALAMANTES](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Proposed Changes to the Cannabis Permitting Process
Date: Sunday, May 16, 2021 9:30:35 PM

EXTERNAL

Dear Supervisors:

The proposed changes to the cannabis permitting process will be some of the most significant land use changes in Sonoma County in the last 40 years.

I am a member of a coalition of neighbors and environmental activists who are trying to preserve what makes Sonoma County so special: our scenic beauty and precious natural resources. Our goal is to limit these cannabis grows to small areas away from residences, not in public view, and not spreading noise or odor. Unfortunately, this is not what has been proposed.

SPECIFICALLY, we want the County to change the following:

1. Invest in a full Programmatic Environmental Impact Report (EIR) to determine suitable areas for future grows. The existing SMND is fatally flawed and should be scrapped.
2. Limit permit approvals during a state-declared drought to applicants that grow cannabis only using dry farming techniques.
3. Prohibit trucking of water or recycled wastewater under all circumstances.
4. Ensure that residential wells do not run dry due to cannabis operations.
5. Ban all cannabis cultivation in Community Separators.
6. Increase setbacks from the property line of all residences, schools, childcare facilities and parks to 1,000 feet for outdoor and hoop house cultivation and 300 feet minimum for indoor cultivation.
7. Require cannabis processing in facilities in commercial and industrial zones only.
8. Require fire inspection reports on all hoop houses.
9. Require that no odor will cross the property line for all indoor cultivation and processing.
10. Prohibit cannabis events near homes and in agricultural or resource zones.
11. Enforce code violations within two weeks, maximum, as County enforcement has been spotty at best and lousy at worst for existing permits.
12. Require posting of a \$50,000 mitigation bond upon issuance of each permit.
13. Update cannabis ordinance to comply with the County's tree ordinance and prevent removal of oak trees.
14. Limit acreage in any 10-mile square zone to prevent over-concentration of any one area.

15. Impose a local residency requirement, where “operators” are defined as owning at least 51% of the applying business.

16. Change the initial permits period to one year, to match the State and test this new policy.

Pushing through a major policy change like this — during a pandemic when so many people are struggling and distracted, during a drought emergency with inadequate water study, without a real environmental review, or listening to affected neighbors — it’s an unnecessary rush to judgment. Slow down, listen to neighbors and the environmental community, and let’s do this the right way.

Tim Talamantes, Petaluma, CA

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From: [Veva Edelson](#)
To: [Cannabis](#); [Susan Gorin](#); [Arielle Kubu-Jones](#); [David Rabbitt](#); [Andrea Krout](#); [district3](#); [Chris Coursey](#); [Sean Hamlin](#); [district4](#); [James Gore](#); [Jenny Chamberlain](#); [district5](#); [Lynda Hopkins](#); [Leo Chyi](#)
Subject: Cannabis Ordinance BOS 5/18/21 in the SUBJECT LINE
Date: Sunday, May 16, 2021 1:20:21 PM

EXTERNAL

Dear Board of Supervisors,

I am writing to ask that our county invests in preparing an EIR to properly plan for cannabis compatibility with unincorporated residents and the Sonoma County environment with priority to determine groundwater standards during a drought until sites suitable for cannabis are defined through the EIR. Continuing will not address the fatal flaws that exist in this ordinance. Please call for a moratorium on all cannabis permits until an EIR has been completed.

Thank you.

Veva Edelson

Carbon Farmer/ Artist
Piano Farm
Bloomfield CA
415 640-8837

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From: [Email Upgrade](#)
To: [Susan Gorin](#); [David Rabbitt](#); [Chris Coursey](#); [district4](#); [district5](#); [Cannabis](#)
Subject: Cannabis setback
Date: Sunday, May 16, 2021 7:53:14 PM

EXTERNAL

Dear Supervisors and other County officials,

Please keep the 1,000-foot Cannabis setback from the Joe Rodota and West County trails which, as you know, are part of the protected Sonoma County Regional Park system.

Thank you.

Wayne Gibb
Forestville
5th Supervisorial District

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