

**From:** [d.k](#)  
**To:** [Cannabis](#)  
**Subject:** Cannabis permits in West County  
**Date:** Monday, August 16, 2021 3:37:04 PM

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As a longtime resident and taxpaying homeowner in West County, let me add my voice to those opposing granting additional cannabis permits.

In the midst of our now-chronic drought, it is environmentally unsound to encourage such a water-dependent industry in a region of the county with tiny water systems and wells that are often not even up to code.

There also are safety concerns about organized thefts, armed grower disputes, and drugged driving by cannabis tourists if they become problems in neighborhoods that lack local police and rely on distant sheriff substations.

Thank you.

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**From:** [Scott Orr](#)  
**To:** [Crystal Acker](#); [Cannabis](#)  
**Subject:** FW: Cannabis visioning process  
**Date:** Monday, August 16, 2021 3:49:49 PM  
**Attachments:** [\\_-WRD000.jpg](#)

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**From:** Susan Gorin <[Susan.Gorin@sonoma-county.org](mailto:Susan.Gorin@sonoma-county.org)>  
**Sent:** Monday, August 16, 2021 3:48 PM  
**To:** Gail Cafferata <[revgailc@gmail.com](mailto:revgailc@gmail.com)>  
**Cc:** Scott Orr <[Scott.Orr@sonoma-county.org](mailto:Scott.Orr@sonoma-county.org)>  
**Subject:** Re: Cannabis visioning process  
Thanks so much for your comments on the proposed EIR.

***Susan Gorin***

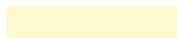
1st District Supervisor  
County of Sonoma

*Be #SonomaSmart – Wash hands, wear masks, keep the distance.  
It's all about community.*

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On Aug 16, 2021, at 3:36 PM, Gail Cafferata <[revgailc@gmail.com](mailto:revgailc@gmail.com)> wrote:



Dear Sonoma County Supervisors and County Staff,  
As a pastor, I believe in the Golden Rule, of doing unto others as you would have others do unto you, or in the words of Confucius, “What you do not want done to yourself, do not do unto others.” I can’t imagine any of our elected County Supervisors or staff welcoming a commercial marijuana grow, a processing plant or a dispensary moving next door to them or their neighborhood, visible to them as they sit in their backyard or drive to and from their home, or air smelling like pot 24/7 harming children, the elderly and homebound, people with respiratory issues, visiting friends, even County tourists. If you wouldn’t accept these burdens, why would you accept them for the citizens you are elected to represent? A July PD poll of Sonoma County found only 21% of residents would feel “comfortable living next to” such a farm; that leaves 80% who are not. Nearly half said they “would not feel safe with a cannabis farm within any proximity of their residence.” I have lived in Sonoma County for over 20 years and love to hike and drive through our beautiful

countryside, to show it off to relatives and out of town friends. I value the preservation of open lands that could be overrun by unsightly commercial marijuana grows. Sonoma county needs to protect our verdant and historic visual landscape. It is a source of our thriving tourism and agricultural economies. Commercial marijuana grows in hoop houses are abhorrent, and would make Sonoma County look like the industrial ag of southern CA as in Santa Barbara. As well, hoop houses require plastic sheeting that must be disposed of every 2-3 years, and CANNOT be recycled; a new EIR will have to evaluate the costs of this since the plastic cannot go in landfills. Hoop houses are a huge polluter and greenhouse gas generator with the hydrocarbons of the plastic.

Outdoor farms require high security fences, night lighting to discourage theft, and appear clearly industrial in nature, inappropriate and incompatible with our bucolic landscape. They will be patrolled by armed security guards, that our children and families will encounter as they walk, ride bikes or drive by on. Cannabis is NOT like other agricultural cultivation. Because of necessary security fencing, lighting, etc., it is industrial in nature, and should not be part of our otherwise bucolic landscape. Visual impacts of both open and hooped cannabis operations will affect both public and private views, will affect voter protected Community Separator lands, Scenic Landscape Units, Greenbelts, Greenways and Expanded Greenbelts, in addition to Scenic Corridors, none of which have been considered or evaluated in granting extant permits.

The EIR for the General Plan was completed in 2000. Given the current drought and the UN's changing climate report,

[https://www.ipcc.ch/report/ar6/wg1/downloads/report/IPCC\\_AR6\\_WGI\\_Headline\\_Statements.pdf](https://www.ipcc.ch/report/ar6/wg1/downloads/report/IPCC_AR6_WGI_Headline_Statements.pdf),

it is clear that any policy decisions about marijuana commercial cultivation in Sonoma County need a NEW EIR reflecting these realities. The UN Report states unequivocally that precipitation will decrease in CA and soil moisture will decrease as well (p.23).

Visioning sessions for Sonoma County's Cannabis "Program" County staff repeatedly asked participants for their "ideal" commercial marijuana grow site, processing plan or dispensary plan for rural agricultural and residential neighborhoods. Just transcribe the videotapes and you'll see the repeated request for "ideal" operations. This question is "leading the witness." There are none, nor should there ever be! The "ideal" is restriction of marijuana commercial operations—growing, processing, sale—to zoned commercial areas geographically close to police supervision, the cost of which needs to be considered by the county. The financial, criminal and ecological burdens of any commercial marijuana grow and processing are sufficient to lead neighboring Marin and Napa counties to ban cultivation and processing altogether, to limit dispensary county numbers to zero or fewer than 10, and to radically restrict zones in which dispensaries can operate. Sonoma County's negligent hearing process well as its permitting processes for all commercial marijuana activities trample the Golden Rule.

Allowing any new permits for commercial marijuana cultivation, tasting and dispensaries in this county is outrageous given climate change to our water table and supply, the increasing risk of catastrophic county fires, the absence of any valid and reliable test for marijuana intoxication, and proven criminal activities associated with dispensaries in Denver and elsewhere (see studies cited in the Q&A and in the comments submitted for the record). If this process doesn't result in an immediate moratorium on commercial cultivation, tasting and dispensary permits in Sonoma County, this process is not OPEN, but biased in favor of the marijuana industry. The financial power of the industry to successfully "buy" the support of elected officials and consultants in this way is a disgrace.

The Rev. Dr. Gail Cafferata

Santa Rosa, CA

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## 3.3 AIR QUALITY AND ODORS

This section includes a discussion of existing air quality conditions, a summary of applicable air quality regulations, and an analysis of potential short-term and long-term air quality impacts (including odors) that could result from adoption and implementation of the proposed CLUO, including issuance of subsequent Cannabis Use Permits pursuant to the adopted CLUO.

Comments were received on the NOP pertaining to air quality and odor impacts from cannabis uses. The Yocha Dehe Wintun Nation, a tribal nation; concerned residents; and members of the public who attended the Scoping Meeting on September 13, 2019, noted concerns regarding the potential for odor emissions from cultivation. Yolo County Farm Bureau expressed concerns over dust emissions from travel on unpaved roads as well as odor impacts. These issues are considered below. The reader is referred to Appendix A for NOP comment letters.

### 3.3.1 Environmental Setting

The project area is located in the Sacramento Valley Air Basin (SVAB). The SVAB includes all of Butte, Colusa, Glenn, Sacramento, Shasta, Sutter, Tehama, Yolo, and Yuba Counties; the western portion of Placer County; and the eastern portion of Solano County. The ambient concentrations of air pollutant emissions are determined by the amount of emissions released by the sources of air pollutants and the atmosphere's ability to transport and dilute such emissions. Natural factors that affect transport and dilution include terrain, wind, atmospheric stability, and sunlight. Therefore, existing air quality and odor conditions in the area are determined by such natural factors as topography, meteorology, and climate, in addition to the amount of emissions released by existing air pollutant sources, as discussed separately below.

### CLIMATE, METEOROLOGY, AND TOPOGRAPHY

The SVAB is a relatively flat area bordered by the north Coast Ranges to the west and the northern Sierra Nevada to the east. Air flows into the SVAB through the Carquinez Strait, the only breach in the western mountain barrier, and moves across the Sacramento–San Joaquin Delta (Delta) from the San Francisco Bay Area.

The Mediterranean climate type of the SVAB is characterized by hot, dry summers and cool, rainy winters. During the summer, daily temperatures range from 50 degrees Fahrenheit (°F) to more than 100°F. The inland location and surrounding mountains shelter the area from much of the ocean breezes that keep the coastal regions moderate in temperature. Most precipitation in the area results from air masses that move in from the Pacific Ocean, usually from the west or northwest, during the winter months. More than half the total annual precipitation falls during the winter rainy season (November through February); the average winter temperature is a moderate 49°F. Also characteristic of SVAB winters are periods of dense and persistent low-level fog, which are most prevalent between storms. The prevailing winds are moderate in speed and vary from moisture-laden breezes from the south to dry land flows from the north.

The mountains surrounding the SVAB create a barrier to airflow, which leads to the entrapment of air pollutants when meteorological conditions are unfavorable for transport and dilution. The highest frequency of poor air movement occurs in the fall and winter when high-pressure cells are often present over the SVAB. The lack of surface wind during these periods, combined with the reduced vertical flow caused by a decline in surface heating, reduces the influx of air and leads to the concentration of air

pollutants under stable meteorological conditions. Surface concentrations of air pollutant emissions are highest when these conditions occur in combination with agricultural burning activities or with temperature inversions, which hamper dispersion by creating a ceiling over the area and trapping air pollutants near the ground.

Elevated levels of ozone typically occur May through October in the SVAB. This period is characterized by poor air movement in the mornings with the arrival of the Delta sea breeze from the southwest in the afternoons. In addition, longer daylight hours provide a plentiful amount of sunlight to fuel photochemical reactions between reactive organic gases (ROG) and oxides of nitrogen (NO<sub>x</sub>), which result in ozone formation. Typically, the Delta breeze transports air pollutants northward out of the SVAB; however, a phenomenon known as the Schultz Eddy prevents this from occurring during approximately half of the time from July to September. The Schultz Eddy phenomenon causes the wind to shift southward and blow air pollutants back into the SVAB. This phenomenon exacerbates the concentration of air pollutant emissions in the area and contributes to the area violating the ambient air quality standards.

The local meteorology of the project area is represented by measurements recorded at the Western Regional Climate Center Woodland 1 WNW station. The normal annual precipitation is approximately 18.5 inches. January temperatures range from a normal minimum of 37.6°F to a normal maximum of 54.1°F. July temperatures range from a normal minimum of 57.9°F to a normal maximum of 96.3°F (WRCC 2016). The prevailing wind direction is from the south southwest, as measured at the Vacaville Airport station (WRCC 2019).

## CRITERIA AIR POLLUTANTS

Concentrations of criteria air pollutants are used to indicate the quality of the ambient air. A brief description of key criteria air pollutants in the SVAB and their health effects are provided below. Criteria air pollutants include ozone, carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), respirable particulate matter (PM<sub>10</sub>), fine particulate matter (PM<sub>2.5</sub>), and lead. However, ozone, PM<sub>10</sub>, and PM<sub>2.5</sub> are the criteria air pollutants of primary concern in this analysis due to their nonattainment status with respect to the applicable National Ambient Air Quality Standards (NAAQS) and/or California Ambient Air Quality Standards (CAAQS). The attainment status of criteria air pollutants with respect to the NAAQS and CAAQS in Yolo County are shown in Table 3.3-1. Monitoring data representative of ambient air concentrations in Yolo County are summarized in Table 3.3-2.

Table 3.3-1 Attainment Status Designations for Yolo County

National Ambient Air Quality Standard
Nonattainment (1-hour)
Nonattainment (8-hour) <sup>1</sup>
Nonattainment (8-hour) <sup>2</sup>
Attainment (24-hour)
Nonattainment (24-hour)
Attainment (Annual)

Attainment (1-hour)
Attainment (8-hour)
Attainment (1-hour)
Attainment (Annual)
Attainment (1-Hour)
Attainment (3-month rolling avg.)
No Federal Standard

Pollutant California Ambient Air Quality Standard Nonattainment (1-hour)

Ozone

Nonattainment (8-hour)

Respirable particulate matter (PM<sub>10</sub>) Nonattainment (24-hour) Nonattainment (Annual)

Fine particulate matter (PM<sub>2.5</sub>) (No state standard for 24-Hour) Attainment (Annual)

Carbon monoxide (CO) Attainment (1-hour) Attainment (8-hour)

Nitrogen dioxide (NO<sub>2</sub>) Attainment (1-hour) Attainment (Annual)

Sulfur dioxide (SO<sub>2</sub>) Attainment (1-hour) Attainment (24-hour)

Lead (Particulate) Attainment (30-day average) Hydrogen SulfideUnclassified (1-hour) Sulfates Attainment (24-hour)

Visibly Reducing Particles Unclassified (8-hour) Vinyl Chloride Unclassified (24-hour) <sup>1</sup>1997 Standard.

<sup>2</sup>2008 Standard.

Sources: YSAQMD 2016a; CARB 2015

Yolo County

3.3-2 Cannabis Land Use Ordinance Draft EIR  
Ascent Environmental Air Quality and Odors

Table 3.3-2 Summary of Annual Data on Ambient Air Quality (2015-2017)<sup>1</sup>

2015	2016
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2017

Ozone

0.086/0.072	0.095/0.076
0/4	1/4
3	4

Maximum concentration (1-hr/8-hr avg, ppm) 0.089/0.074 Number of days state standard exceeded (1-hr/8-hr) 0/2  
Number of days national standard exceeded (8-hr) 2 Fine Particulate Matter (PM<sub>2.5</sub>)

29.4	16.4
0	0

Maximum concentration (24-hour  $\mu\text{g}/\text{m}^3$ ) 60.1 Number of days national standard exceeded (24-hour measured<sup>2</sup>) 12.3  
Respirable Particulate Matter (PM<sub>10</sub>)

69.4	68.7
12.2	12.2
0	0

Maximum concentration ( $\mu\text{g}/\text{m}^3$ ) 130.8 Number of days state standard exceeded 18.4 Number of days national standard exceeded 0 Notes:  $\mu\text{g}/\text{m}^3$  = micrograms per cubic meter; ppm = parts per million

<sup>1</sup>. Measurements from the Woodland-Gibson Road station.

Source: CARB 2019

## Ozone

Ground-level ozone is not emitted directly into the air but is created by chemical reactions between ROG and NO<sub>x</sub>. This happens when pollutants emitted by cars, power plants, industrial boilers, refineries, chemical plants, and other sources chemically react in the presence of sunlight. Ozone at ground level is a harmful air pollutant, because of its effects on people and the environment, and is the main ingredient in smog (EPA 2018).

Acute health effects of ozone exposure include increased respiratory and pulmonary resistance, cough, pain, shortness of breath, and lung inflammation. Chronic health effects include permeability of respiratory epithelia and possibility of permanent lung impairment (EPA 2018). Emissions of the ozone precursors ROG and NO<sub>x</sub> have decreased over the past two decades because of more stringent motor vehicle standards and cleaner burning fuels (CARB 2014).

## Nitrogen Dioxide

NO<sub>2</sub> is a brownish, highly reactive gas that is present in all urban environments. The major human-made sources of NO<sub>2</sub> are combustion devices, such as boilers, gas turbines, and mobile and stationary reciprocating internal combustion engines. Combustion devices emit primarily nitric oxide (NO), which reacts through oxidation in the atmosphere to form NO<sub>2</sub>. The combined emissions of NO and NO<sub>2</sub> are referred to as nitrogen oxide (NO<sub>x</sub>) and are reported as equivalent NO<sub>2</sub>. Because NO<sub>2</sub> is formed and depleted by reactions associated with photochemical smog (ozone), the NO<sub>2</sub> concentration in a particular geographical area may not be representative of the local sources of NO<sub>x</sub> emissions (EPA 2012).

Acute health effects of exposure to NO<sub>x</sub> includes coughing, difficulty breathing, vomiting, headache, eye irritation, chemical pneumonitis, or pulmonary edema, breathing abnormalities, cough, cyanosis, chest pain, rapid heartbeat, and death. Chronic health effects include chronic bronchitis and decreased lung function (EPA 2018).

## Particulate Matter

“Particulate matter” is the term used to describe a mixture of solid particles and liquid droplets found in the air (EPA 2018). Respirable particulate matter with an aerodynamic diameter of 10 micrometers or less is referred to as PM<sub>10</sub>. PM<sub>10</sub> consists of particulate matter emitted directly into the air, such as fugitive dust, soot, and smoke from mobile and stationary sources, construction operations, fires and natural windblown dust, as well as particulate matter formed in the atmosphere by reaction of gaseous

precursors (CARB 2014). PM<sub>10</sub> particles are often large or dark enough to see with the naked eye (EPA 2018). Fine particulate matter (PM<sub>2.5</sub>) includes a subgroup of smaller particles that have an aerodynamic diameter of 2.5 micrometers or less. PM<sub>2.5</sub> particles are so small that they can only be detected using an electron microscope (EPA 2018). PM<sub>10</sub> emissions in the SVAB are dominated by emissions from area sources,

Yolo County

primarily fugitive dust from vehicle travel on unpaved and paved roads, farming operations, construction and demolition, and particles from residential fuel combustion. Direct emissions of PM<sub>10</sub> are projected to remain relatively constant through 2035. Direct emissions of PM<sub>2.5</sub> have steadily declined in the SVAB between 2000 and 2010 and then are projected to increase very slightly through 2035. Emissions of PM<sub>2.5</sub> in the SVAB are primarily generated by the same sources as emissions of PM<sub>10</sub> (CARB 2014).

Acute health effects of PM<sub>10</sub> exposure include breathing and respiratory symptoms, aggravation of existing respiratory and cardiovascular diseases, and premature death. Chronic health effects include alternations to the immune system and carcinogenesis (EPA 2018).

## ATTAINMENT DESIGNATIONS AND MONITORING STATION DATA

Criteria air pollutant concentrations are measured at several monitoring stations in the SVAB. There are two monitoring stations in Yolo County: Woodland-Gibson Road station and the UC Davis station. The Woodland Gibson Road station was used for consideration in this EIR of all pollutants because it is most representative of air quality in unincorporated Yolo County. Table 3.3-2 summarizes the air quality data measured at monitoring stations near the project area during the last 3 years (2015–2017).

Both the California Air Resources Board (CARB) and the U.S. Environmental Protection Agency (EPA) use monitoring data to designate areas according to their attainment status for criteria air pollutants (attainment designations are summarized below in Table 3.3-1).

## EMISSIONS INVENTORY

Exhibit 3.3-1 summarizes an estimated emissions inventory of criteria air pollutants projected for Yolo County for various source categories in 2015 based on the 2016 State Implementation Plan (SIP) Emissions Projection Data from CARB. According to the emissions inventory, mobile sources are the largest contributor to the estimated daily air pollutant levels of ROG and NO<sub>x</sub>, accounting for approximately 33 percent and 76 percent of the total daily emissions, respectively. Area-wide source (i.e., sources that occur over a large area rather than at a point source [e.g., smokestack] or a mobile source [e.g., tailpipe]) account for approximately 89 percent and 73 percent of the County’s PM<sub>10</sub> and PM<sub>2.5</sub> emissions, respectively (CARB 2016a), due in part to the agricultural and semi-rural conditions in Yolo County. This is the most current emissions inventory available for Yolo County.

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	ROG NO <sub>x</sub> PM <sub>10</sub> PM <sub>2.5</sub>	Areawide Sources Stationary
5	Other Mobile	Sources
0	On-Road	

Source: CARB 2016a; data compiled by Ascent Environmental in 2018.

### Exhibit 3.3-1 Yolo County 2015 Criteria Air Pollutant Emissions Inventory

Yolo County

3.3-4 Cannabis Land Use Ordinance Draft EIR  
Ascent Environmental Air Quality and Odors

## TOXIC AIR CONTAMINANTS

According to the *California Almanac of Emissions and Air Quality*, the majority of the estimated health risks from toxic air contaminants (TACs) can be attributed to relatively few compounds, the most important being particulate matter (PM) exhaust from diesel engines (diesel PM) (CARB 2014:5-2 to 5-4). Diesel PM differs from other TACs in that it is not a single substance, but rather a complex mixture of hundreds of substances. Although diesel PM is emitted by diesel-fueled internal combustion engines, the composition of the emissions varies depending on engine type, operating conditions, fuel composition, lubricating oil, and whether an emissions control system is being used. Unlike the other TACs, no ambient monitoring data are available for diesel PM because no routine measurement method currently exists. However, CARB has made preliminary concentration estimates based on a PM exposure method. This method uses the CARB emissions inventory's PM<sub>10</sub> database, ambient PM<sub>10</sub> monitoring data, and the results from several studies to estimate concentrations of diesel PM. In addition to diesel PM, the TACs for which data are available that pose the greatest existing ambient risk in California are benzene, 1,3-butadiene, acetaldehyde, carbon tetrachloride, hexavalent chromium, para-dichlorobenzene, formaldehyde, methylene chloride, and perchloroethylene.

Diesel PM poses the greatest health risk among these 10 TACs mentioned. Based on receptor modeling techniques, CARB estimated the average cancer risk associated with diesel PM concentrations in the SVAB to be 360 excess cancer cases per million people in the year 2000 (CARB 2010:5-83). Overall, statewide emissions of diesel PM are forecasted to decline by 71 percent between 2000 and 2035 (CARB 2014:3-8) due to more stringent emissions standards and the introduction of cleaner burning diesel fuel.

## NATURALLY OCCURRING ASBESTOS

Asbestos is the common name for a group of naturally occurring fibrous silicate minerals that can separate into thin but strong and durable fibers. Naturally occurring asbestos, which was identified as a TAC by CARB in 1986, is located in many parts of California and is commonly associated with serpentine soils and rocks. According to the U.S. Geological Survey, Yolo County is not likely to contain naturally occurring asbestos (USGS 2011).

## ODORS

Odors are generally regarded as an annoyance rather than a health hazard. However, a person's reaction to foul odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological

(e.g., increase in blood pressure, nausea, vomiting, and headache).

Environmental odor quantification is inherently challenging for several reasons including: 1. Odor usually results from a mixture of substances (as opposed to a single chemical or compound). 2. Odor is prone to subjectivity and opinion (not everyone agrees on what smells good or bad). 3. Odor is highly influenced by meteorological conditions such as seasonality, wind, humidity, temperature, cloud cover, precipitation, and time of day.

These challenges are important to recognize and overcome when establishing an odor verification protocol that is both practical and objective.

Yolo County

Cannabis Land Use Ordinance Draft EIR 3.3-5  
Air Quality and Odors Ascent Environmental

The strength of an odor can be objectively measured with an acceptable degree of precision using an instrument called an olfactometer. The Nasal Ranger device recently purchased by Yolo County is an example of a conventional field olfactometer. The field olfactometer provides odor data that is consistent from location to location by quantifying odor strength in the ambient air. Numerically, the strength of an odor is identified by how many clean air dilutions are required to no longer detect any given odor. The more clean air dilutions required, then the stronger the odor – and strong odors are a good indicator of potential nuisance.

An olfactometer works by controlling the proportion of “clean air” (odor-free or carbon filtered air) to “odorous” air to which an odor investigator is exposed. As an example, for a given odor, a numeric value of 60 dilutions of clean air using an olfactometer would objectively be much stronger and likely much more offensive than a value of 15 dilutions of clean area. In this example, an olfactometer value of 60 represents a stronger odor than a value of 15 because the tested air simply requires much more clean air to dilute the sample of odorous air to a level that is undetectable. These values are known as dilution-to-threshold Or “D/T” values.

While an olfactometer determines the strength of a given odor, it does not identify the character of the odor (i.e. what does the odor smell like?). Other observable characteristics such as the frequency, intensity, duration, and offensiveness of the odor are equally as important as measuring the strength. These parameters are noted alongside the numeric odor strength measurements from the olfactometer.

It is good practice to apply what is known as the “FIDOL” parameters to odor measurements. FIDOL is an acronym for the following characteristics or parameters:

*Frequency* – how often the odor impacts occur

*Intensity* – the relative odor strength (faint to overwhelming)

*Duration* – the length of time for a given odor event

*Offensiveness* – the character or description of the odor

*Location* – mapping impact and identifying other off-property contributing sources

As part of the odor verification process, the trained odor investigator addresses the FIDOL parameters on a standardized odor documentation field sheet. For consistency in qualifying the character of a specific odor, an odor wheel (see Exhibit 3.3-2) is commonly used to define the descriptors of possible scents and provide investigators a standard set list from which to choose. The numerical values depicted in the exhibit allow for shorthand recordkeeping of odor descriptors only and are not indicative of odor strength or offensiveness.

Reliable ambient odor measurement limits require trained odor investigators with tested sensitivity within an acceptable range for detecting odors, as defined by European Standard EN13725. Competent investigators are trained to understand the various characteristics and parameters of odor and how to document them, and also how to assess and document various externalities (such as topography and meteorology) that might have relevance to the particular odor condition.

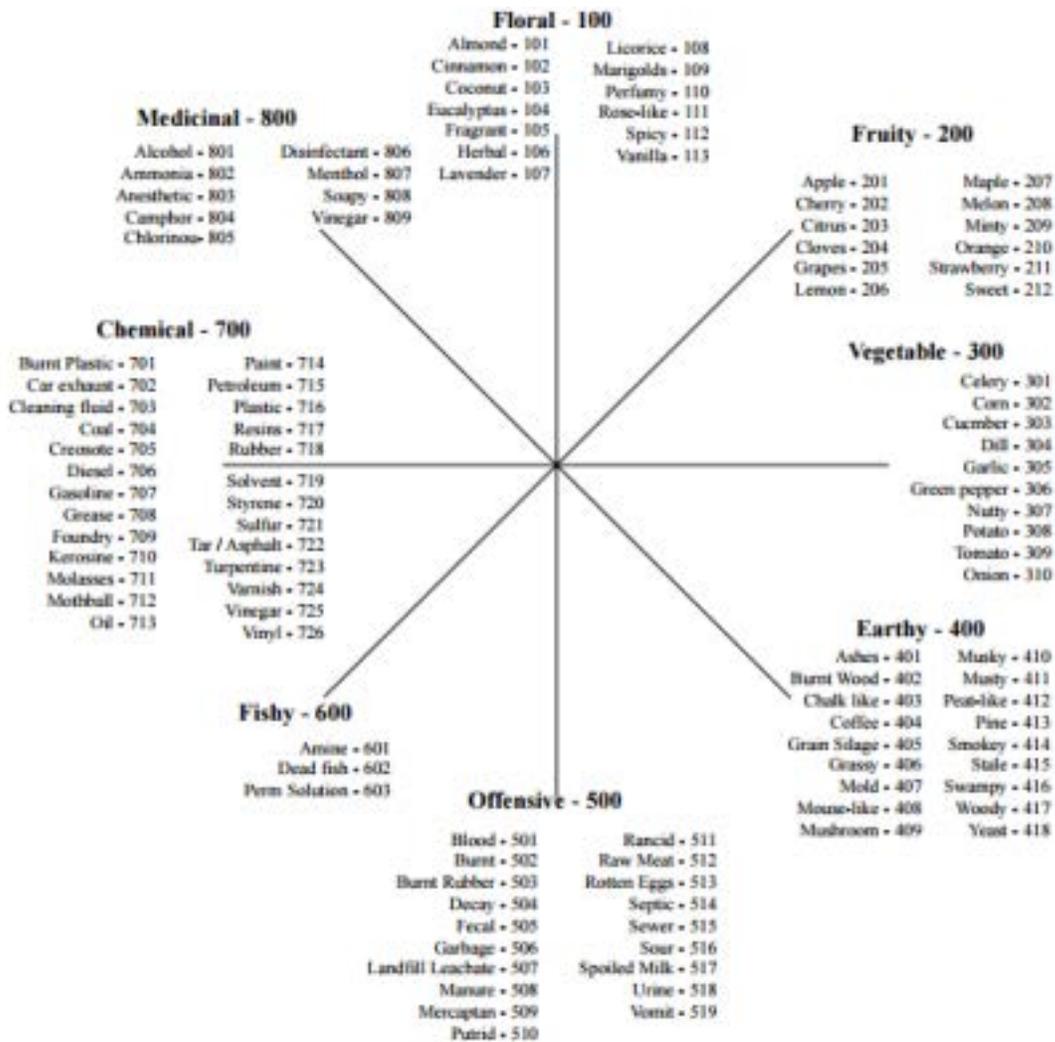


Exhibit 3.3-2 Odor Descriptor Wheel<sup>1</sup>

## Cannabis Odor Research

The typical smell of cannabis originates from roughly 140 different terpenes. A terpene is a volatile, unsaturated hydrocarbon that is found in essential oils of plants, especially conifers and citrus trees. Some terpenes are identified explicitly in research (myrcene, pinene, limonene). The “skunk” odor is primarily volatile thiols<sup>2</sup> (i.e., commonly offensive odor that vaporizes easily). Cannabis contains alpha-linolenic acid which may break down under ultraviolet rays of sunlight into methyl and butyl thiols.

Some researchers define an “odor activity value” (OAV) which is the chemical compound concentration divided by the chemical compound odor detection threshold (which is a literature-based value). A higher OAV could mean a more significant odor. One shortcoming of the OAV is the quality of the odor detection thresholds may be low. Highly odorous compounds in low concentrations which may have more potent OAV are nonanal, decanol, o-cymene, and benzaldehyde. In other research findings, it is believed the majority of the odor in the flowers is linked to pinene, limonene, and terpinolene.

<sup>1</sup> Odor descriptor wheel obtained from St. Croix Sensory.

<sup>2</sup> Thiol is an organosulfur compound that can generate offensive odors.

Terpenes which are either commonly identified and/or thought to warrant further evaluation for odor impacts include: myrcene, pinene, limonene,  $\beta$ -caryophyllene, terpinolene, nonanal, decanol, *o*-cymene, and benzaldehyde. Utilizing published literature-based odor detection thresholds (where available) for these chemical compounds yields a range of 1 part per billion (ppb) to 3,500 ppb. Literature-based odor detection thresholds can vary widely (by orders of magnitude) for the same chemical compound.

Dispersion modeling has been conducted by other counties to determine distance that cannabis odor may be detected. This modeling indicated that specific cannabis compounds may be detectable at a distance of 2 miles or more depending on weather conditions (Kern County 2017:4.3-66 and 4.3-67).

Cannabis grown in enclosed, indoor environments (buildings and greenhouses) results in a concentration of odor-causing chemicals which can result in to the generation of significant odors within the internal air space. It has been reported that greenhouses can generate odor with strengths ranging from 30,000 to 50,000 odor units (COC, 2018). This implies that the untreated indoor air would need to be diluted up to 50,000 times with clean air to be reduced to levels which are no longer detectable to humans with normal odor sensitivity. While containment of cannabis in buildings is an effective means of addressing odors, unfiltered release of odors from vents or doors do generate concentrated odors into the surrounding areas that can create nuisances to off-site land uses and sensitive receptors.

#### Public Health/Nuisance Issues

In a review of recent scientific publications, there were no studies which evaluated the health effects associated with exposure to cannabis odors. An evidence brief prepared by Public Health Ontario (Public Health Ontario, Canada 2018) states that “most substances responsible for odors in the outdoor air are not present at levels that can cause long-term health effects. However, exposure to unpleasant odors may affect an individual’s quality of life and sense of well-being.” This statement was in context to odors in general and not specific to cannabis odors. The City of Denver prepared a Cannabis Environmental Best Management Practices document (City of Denver, Colorado 2018), which states that while “the rate of VOC [volatile organic compound] emissions from cannabis cultivation facilities is relatively unknown.... [T]hese VOCs from the cannabis industry typically do not pose a direct threat to human health.” Although research is limited, it is generally agreed that concentrated cannabis odors do not create a public health concern for receptors. Odor issues are discussed in further detail in Section 3.3.3, Environmental Impacts and Mitigation Measures, below.

#### **Examples of Odor Regulations in Other Jurisdictions**

There are no numerical odor thresholds (such as a D/T or an intensity rating) established at the local level by an air district or at the state level in California. As shown in Table 3.3-3, there are other states that have established numerical thresholds for all odor types along with an established frequency and receptor location (e.g., property line, off property, sensitive receptor). Compliance with these numerical odor thresholds is determined off property with tools such as a field olfactometer, dynamic olfactometer (in an odor laboratory) or through odor dispersion modeling. The sense of smell, like vision and hearing, is logarithmic. The Nasal Ranger measures 2 D/T, 4 D/T, 7 D/T, 15 D/T, 30 D/T, and 60 D/T odor strength ratios, essentially doubling the amount of clean air added to the odorous air each test measurement, to reflect an increment of change that would be perceptible to the human nose.

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Table 3.3-3 Ambient Air Odor Threshold Examples

Ambient Air Odor Threshold	Observed Frequency of Potential
7 D/T (residential/commercial) 15 D/T (all other areas) 127 D/T (violation level)	2 measurements per hour separated by
7 D/T	3 samples or observations per hour separate minutes
8 D/T (residential) 16 D/T (other land uses) 24 D/T (industrial property line)	2 out of 3 positive determinations per hour with 3 separate observations per team
7 D/T	At any time

8 D/T	2 measurements in 1 hour separated by 15 minutes <sup>2</sup>
7 D/T	May not discharge at 7 D/T or higher
7 D/T	2 measurements in 1 hour separated by at least 15 minutes

Colorado<sup>1</sup> Regulation Number 2

Connecticut Section 22a-174-23 Illinois Title 35, Part 245

Kentucky 401 KAR 53:010 Nevada NAC 445B.22087

North Dakota Chapter 33-15-16

Wyoming WDEQ Chapter 2 Section 11

<sup>1</sup> Colorado also has industry specific thresholds for swine, which are not summarized in the table above.

<sup>2</sup> Nevada requires investigation when 30% or more of sample of people are exposed to odor and believe it to be objectionable; sample must be at least 20 people or 75% of those exposed if sample is less than 20 people exposed.

<sup>3</sup> North Dakota has an additional provision for agricultural operations that have been in operation for more than 1 year and the business or residence making the complaint was built/established after the agricultural operation. There are different thresholds depending on whether the complainant is in the City or outside of the City. In this situation, for a complainant in the City, measurement must be taken within 100 ft of established residence rather than the property boundary of the agricultural operation, and the measurement may not be taken within 500 ft of the property boundary of the agricultural operation. See rule for additional provision for complainants located outside of the City.

Prepared by Trinity Consultants 2019

As shown above, many states are using 7 D/T as an odor nuisance threshold. Many states require multiple observations within an hour to establish a nuisance. However, some jurisdictions establish alternative thresholds or do not allow any odor in excess of 7 D/T (Kentucky and North Dakota). There is also some variability in where the odor must be observed or measured to constitute a nuisance (property line vs. receptor location). The 7 D/T standard is based on scientific publications on odor pollution control that have identified that odors above 7 D/T will often result in complaints (i.e., objectionable), with 15 D/T often described as a nuisance, and odors above 30 D/T described as a serious nuisance (i.e., nauseating) (McGinley 2000 and Huey et al. 1960).

The use of an olfactometer and D/T provides the strength of an odor. Examples of odor types that have been documented at the 7 D/T standard includes the following:

• Wastewater treatment plant site (on the site): smelled like a musty/musky odor • Compost facility

that accepts biosolids and food waste (across the street): smelled like manure septic odor •

Compost facility (adjacent to the site): smelled like an earthy/urine odor

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• Agricultural area (adjacent to the field): smelled like a grassy odor (Wanger 2019)

Recently, the City of Denver updated its odor ordinance. The update focused on specific industry types, including cannabis (grows and cannabis-infused products). Businesses must develop and submit an Odor Control Plan (OCP) if they:

• fall within a regulated industry (together, cannabis grows and cannabis-infused products are one of the regulatory industry categories);

• have received five or more complaints from individuals in separate households/businesses within a 30- day period; or

• emit odorous contaminants that exceed state regulatory standards for odor intensity (7 D/T).

An OCP must include compliance monitoring obligations. If noncompliance is identified, it could lead to a citation. It is common to see the requirement for an OCP in municipality ordinances. Use of an OCP and/or establishment of other applicable best practices in addition to numerical limits, are common methods for regulating odor.

## Cannabis Odor Complaints in Yolo County

As described in Chapter 2, "Description of Preferred Alternative and Equal Weight Alternatives," there are 78 existing and eligible cannabis cultivation sites operating in the County. The Yolo County

Cannabis Task Force investigates complaints regarding cannabis operations that include the verification of odor complaints. The process consists of the following:

- Complaint is logged through a geographic information system (automatically for e-complaints; by County staff for phone complaints).
- County staff contact the reporting party to discuss complaint with them and gather additional details.
- County staff attempt to verify odor complaint in the field.
- County staff investigate to determine if the odor could be coming from a personal or illegal grow.
  - If an odor complaint is verified in the field, County staff sends email communication to the party it believes may have caused odor complaint. This communication requests correction of the odor nuisance.
- County staff may issue a Notice of Violation pursuant to Yolo County Code Section 5-20.11, requiring abatement of the odor nuisance within 72 hours.

The County has received 17 odor complaints that consist of multiple contacts between October 2017 and January 2019. The majority of these complaints were received during the summer and fall months when cannabis is ready for harvest. These complaints were associated with cultivation sites along the State Route (SR) 16 corridor west of Woodland and sites along SR 128 and Interstate 505 (I-505) south of SR 16. Weather conditions associated with these complaints generally consisted of calm weather conditions (light wind and temperatures ranging from 75 to 95°F).

## SENSITIVE RECEPTORS

Sensitive receptors relative to air quality conditions are locations where human populations, especially children, seniors, and persons with poor health are found, and there is reasonable expectation of continuous human exposure according to the averaging period for ambient air quality standards. Sensitive receptors defined by the 2030 Countywide General Plan (General Plan) include residentially designated land uses, hospitals, schools, hotels and lodgings, and neighborhood parks (Yolo County 2009:CO-83). In general, these

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sensitive receptors are concentrated in the incorporated cities and unincorporated communities in the County; however, scattered rural residences are also located throughout the undeveloped or rural lands. Rural residences located in agricultural designated land areas of the County are not considered sensitive receptors under the General Plan.

### 3.3.2 Regulatory Setting

#### FEDERAL

##### U.S. Environmental Protection Agency

EPA has been charged with implementing national air quality programs. EPA's air quality mandates are drawn primarily from the federal Clean Air Act (CAA), which was enacted in 1970. The most recent major amendments made by Congress were in 1990.

##### Criteria Air Pollutants

The CAA required EPA to establish NAAQS. As shown in Table 3.3-4, EPA has established primary and secondary NAAQS for the following criteria air pollutants: ozone, CO, NO<sub>2</sub>, SO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub>, and lead. The primary standards protect public health and the secondary standards protect public welfare. The CAA also required each state to prepare a SIP for attaining and maintaining the NAAQS. The federal Clean Air Act Amendments of 1990 (CAAA) added requirements for states with nonattainment areas to revise their SIPs to incorporate additional control measures to reduce air pollution. The SIP is modified periodically to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins as reported by their jurisdictional agencies. EPA is responsible for reviewing all SIPs to determine whether they conform to the mandates of the CAA and its amendments, and whether implementation will achieve air quality goals. If EPA determines a SIP to be inadequate, a federal implementation plan that imposes additional control measures may be prepared for the nonattainment area. If an approvable SIP is not submitted or implemented within the mandated time frame, sanctions may be applied to transportation funding and stationary air pollution sources in the air basin.

EPA and the National Highway Traffic Safety Administration (NHTSA) regulate emissions from on-road vehicles. In 2012, EPA and NHTSA, issued final rules to further reduce emissions and improve corporate average fuel economy (CAFE) standards for light-duty vehicles for model years 2017 and beyond (77 Federal Register [FR] 62624). These rules would increase fuel economy to the equivalent of 54.5 miles per gallon (77 FR 62630). Transportation plans, such as this, rely on steadily cleaner tailpipe emissions from motor vehicles to achieve federal clean air standards (e.g., Conformity). However, on April 2, 2018, EPA administrator announced a final determination that the current standards should be revised. On August 2, 2018, the U.S. Department of Transportation (DOT) and EPA proposed the Safer Affordable Fuel-Efficient Vehicles Rule (SAFE Rule), which would amend existing CAFE standards for passenger cars and light trucks, and retaining the current model year 2020 standards through model year 2026, establish new standards covering model years 2021 through 2026. Vehicles operating in the County would be subject to the CAFE standards. However, at the time of writing this Draft EIR, the SAFE Rule has not been formally adopted by EPA, and 17 states—including California—have filed a lawsuit against EPA. The timing for ultimate approval of the SAFE Rule and the outcome of any pending or potential lawsuits (and how such could delay or affect its implementation) are unknown at this time. The SAFE Rule's impact on future motor vehicle emissions is also unknown.

Further, though the U.S. Congress preempted states from issuing any standard relating to the control of emissions from new motor vehicles, an exception was made for California in recognition of California's policy leadership and its particular problems with smog caused by vehicles. Congress included a carve-out for California that is still enshrined in the CAA today. This special exemption allows California to issue its own vehicle emission standards if it seeks a federal preemption "waiver" from EPA. As long as California's vehicle emission standards protect public health and welfare at least as strictly as federal law and are necessary to meet compelling and extraordinary conditions, the law requires EPA to grant California's request for a preemption waiver. Each time California adopts new vehicle emission standards, the state applies to EPA for

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a preemption waiver for those standards (e.g., over 100 have been approved). However, EPA is also proposing, in addition to the SAFE Rule but as a separate action, to revoke California's waiver that would allow the state to keep the 2021-2025 standards in place. The ultimate revocation of California's waiver and the outcome of any related lawsuits (and how such could delay or affects its implementation) is unknown at this time alongside on how future motor vehicle emissions could be affected. However, if less strict standards for model years 2021 through 2026 were actually implemented, emissions could increase.

Table 3.3-4 Ambient Air Quality Standards

Averaging Time	California (CAAQS) <sup>a,b</sup>	Primary <sup>b,d</sup>
1-hour	0.09 ppm (180 µg/m <sup>3</sup> )	— <sup>e</sup>
8-hour	0.070 ppm (137 µg/m <sup>3</sup> )	0.070 ppm (147 µg/m <sup>3</sup> )
1-hour	20 ppm (23 mg/m <sup>3</sup> )	35 ppm (40 mg/m <sup>3</sup> )
8-hour	9 ppm <sup>f</sup> (10 mg/m <sup>3</sup> )	9 ppm (10 mg/m <sup>3</sup> )
Annual arithmetic mean	0.030 ppm (57 µg/m <sup>3</sup> )	53 ppb (100 µg/m <sup>3</sup> )
1-hour	0.18 ppm (339 µg/m <sup>3</sup> )	100 ppb (188 µg/m <sup>3</sup> )
24-hour	0.04 ppm (105 µg/m <sup>3</sup> )	—
3-hour	—	—
1-hour	0.25 ppm (655 µg/m <sup>3</sup> )	75 ppb (196 µg/m <sup>3</sup> )
Annual arithmetic mean	20 µg/m <sup>3</sup>	—
24-hour	50 µg/m <sup>3</sup>	150 µg/m <sup>3</sup>
Annual arithmetic mean	12 µg/m <sup>3</sup>	12.0 µg/m <sup>3</sup>
24-hour	—	35 µg/m <sup>3</sup>
Calendar quarter	—	1.5 µg/m <sup>3</sup>
30-Day average	1.5 µg/m <sup>3</sup>	—
Rolling 3-Month Average	—	0.15 µg/m <sup>3</sup>
1-hour	0.03 ppm (42 µg/m <sup>3</sup> )	
24-hour	25 µg/m <sup>3</sup>	
24-hour	0.01 ppm (26 µg/m <sup>3</sup> )	
8-hour	Extinction of 0.23 per km	

Pollutant National (NAAQS)<sup>c</sup>Secondary<sup>b,e</sup> Ozone Same as primary standard

Carbon monoxide (CO) Same as primary standard

Nitrogen dioxide (NO<sub>2</sub>) Same as primary standard —

Sulfur dioxide	particulate	
(SO <sub>2</sub> ) Respirable		0.5 ppm (1300 µg/m <sup>3</sup> ) —
		matter (PM <sub>10</sub> ) Same as primary standard
Fine particulate matter (PM <sub>2.5</sub> )	Sulfates 15.0 µg/m <sup>3</sup>	
Lead <sup>f</sup>	Same as primary standard	Same as primary standard —
	Same as primary standard	No
Hydrogen sulfide		
Vinyl chloride <sup>f</sup>		kilometers; ppb = parts per billion; ppm = parts per million (by volume).
Visibility-reducing particulate matter		national standards

Notes: µg/m<sup>3</sup> = micrograms per cubic meter; km =

<sup>a</sup> California standards for ozone, carbon monoxide, SO<sub>2</sub> (1- and 24-hour), NO<sub>2</sub>, particulate matter, and visibility-reducing particles are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

<sup>b</sup> Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based on a reference temperature of 25 degrees Celsius (°C) and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

<sup>c</sup> National standards (other than ozone, particulate matter, and those based on annual averages or annual arithmetic means) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration in a year, averaged over 3 years, is equal to or less than the standard. The PM<sub>10</sub> 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m<sup>3</sup> is equal to or less than 1. The PM<sub>2.5</sub> 24-hour standard is attained when 98 percent of the daily concentrations, averaged over 3 years, are equal to or less than the standard.

<sup>d</sup> National primary standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

<sup>e</sup> National secondary standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

<sup>f</sup> The California Air Resources Board has identified lead and vinyl chloride as toxic air contaminants with no threshold of exposure for adverse health effects determined. This allows for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

Source: CARB 2016b

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Toxic Air Contaminants/Hazardous Air Pollutants

TACs (also known as hazardous air pollutants (HAPs) for federal purposes), are a defined set of airborne pollutants that may pose a present or potential hazard to human health. A TAC is defined as an air pollutant that may cause or contribute to an increase in mortality or in serious illness, or that may pose a hazard to human health. TACs are usually present in minute quantities in the ambient air; however, their high toxicity or health risk may pose a threat to public health even at low concentrations.

A wide range of sources, from industrial plants to motor vehicles, emit TACs. The health effects associated with TACs are quite diverse and generally are assessed locally, rather than regionally. TACs can cause long term health effects such as cancer, birth defects, neurological damage, asthma, bronchitis or genetic damage; or short-term acute effects such as eye watering, respiratory irritation (a cough), running nose, throat pain, and headaches.

For evaluation purposes, TACs are separated into carcinogens and noncarcinogens based on the nature of the physiological effects associated with exposure to the pollutant. Carcinogens are assumed to have no safe threshold below which health impacts would not occur. This contrasts with criteria air pollutants, for which acceptable levels of exposure can be determined and for which ambient standards have been established (Table 3.3-4). Cancer risk from TACs is expressed as excess cancer cases per one million exposed individuals, typically over a lifetime of exposure.

EPA and, in California, CARB regulates HAPs and TACs, respectively, through statutes and regulations that generally require the use of the maximum available control technology or best available control technology for toxics to limit emissions.

## STATE

CARB is the agency responsible for coordination and oversight of state and local air pollution control programs in California and for implementing the California Clean Air Act (CCAA). The CCAA, which was adopted in 1988, required CARB to establish CAAQS (Table 3.3-4).

### Criteria Air Pollutants

CARB has established CAAQS for sulfates, hydrogen sulfide, vinyl chloride, visibility-reducing particulate matter, and the above-mentioned criteria air pollutants. In most cases the CAAQS are more stringent than the NAAQS. Differences in the standards are generally explained by the health effects studies considered during the standard-setting process and the interpretation of the studies. In addition, the CAAQS incorporate a margin of safety to protect sensitive individuals.

The CCAA requires that all local air districts in the state endeavor to attain and maintain the CAAQS by the earliest date practical. The CCAA specifies that local air districts should focus particular attention on reducing the emissions from transportation and area-wide emission sources, and provides air districts with the authority to regulate indirect emission sources.

### Toxic Air Contaminants

TACs in California are regulated primarily through the Tanner Air Toxics Act (AB 1807, Chapter 1047, Statutes of 1983) and the Air Toxics Hot Spots Information and Assessment Act of 1987 (Hot Spots Act) (AB 2588, Chapter 1252, Statutes of 1987). The Tanner Air Toxics Act sets forth a formal procedure for CARB to designate substances as TACs. Research, public participation, and scientific peer review are required before CARB can designate a substance as a TAC. To date, CARB has identified more than 21 TACs and adopted EPA's list of HAPs as TACs. Most recently, diesel PM was added to CARB's list of TACs.

After a TAC is identified, CARB adopts an airborne toxics control measure for sources that emit that particular TAC. If a safe threshold exists for a substance at which there is no toxic effect, the control measure must reduce exposure below that threshold. If no safe threshold exists, the measure must incorporate best available control technology for toxics to minimize emissions.

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The Hot Spots Act requires that existing facilities that emit toxic substances above a specified level prepare an inventory of toxic emissions, prepare a risk assessment if emissions are significant, notify the public of significant risk levels, and prepare and implement risk reduction measures.

AB 617 (Chapter 136, Statutes of 2017) aims to help protect air quality and public health in communities around industries subject to the state's cap-and-trade program for GHG emissions, AB 617

imposes a new state-mandated local program to address nonvehicular sources (e.g., refineries, manufacturing facilities) of criteria air pollutants and TACs. The law requires CARB to identify high-pollution areas and directs air districts to focus air quality improvement efforts through adoption of community emission reduction programs within these identified areas. Currently, air districts review individual sources and impose emissions limits on emitters based on best available control technology, pollutant type, and proximity to nearby existing land uses. This law addresses the cumulative and additive nature of air pollutant health effects by requiring community-wide air quality assessment and emission reduction planning.

CARB has adopted diesel exhaust control measures and more stringent emissions standards for various transportation-related mobile sources of emissions, including transit buses, and off-road diesel equipment (e.g., tractors, generators). Over time, the replacement of older vehicles will result in a vehicle fleet that produces substantially lower levels of TACs than under current conditions. Mobile-source emissions of TACs (e.g., benzene, 1-3-butadiene, diesel PM) have been reduced significantly over the last decade and will be reduced further in California through a progression of regulatory measures (e.g., Low Emission Vehicle/Clean Fuels and Phase II reformulated gasoline regulations) and control technologies. With implementation of CARB's Risk Reduction Plan, it is expected that diesel PM concentrations will be 85 percent less in 2020 in comparison to year 2000 (CARB 2000). Adopted regulations are also expected to continue to reduce formaldehyde emissions emitted by cars and light-duty trucks. As emissions are reduced, it is expected that risks associated with exposure to the emissions will also be reduced.

## California Code of Regulations

The following requirements are included in the CalCannabis regulations, CCR, Title 3, Division 8, Chapter 1 and pertain to cultivation sites.

### Section 8306. Generator Requirements

- (a) For the purposes of this section, "generator" is defined as a stationary or portable compression ignition engine pursuant to title 17, division 3, chapter 1, subchapter 7.5, section 93115.4 of the California Code of Regulations.
- (b) Licensees using generators rated at 50 horsepower and greater shall demonstrate compliance with either, as applicable, the Airborne Toxic Control Measure for stationary engines pursuant to title 17, division 3, chapter 1, subchapter 7.5, sections 93115 through 93115.15 of the California Code of Regulations, or the Airborne Toxic Control Measure for portable engines pursuant to title 17, division 3, chapter 1, subchapter 7.5, sections 93116 through 93116.5 of the California Code of Regulations. Compliance shall be demonstrated by providing a copy of one of the following to the department upon request:
- (1) For portable engines, a Portable Equipment Registration Certificate provided by the California Air Resources Board; or
  - (2) For portable or stationary engines, a Permit to Operate, or other proof of engine registration, obtained from the Local Air District with jurisdiction over the licensed premises.
- (c) Licensees using generators rated below 50 horsepower shall comply with the following by
- 2023: (1) Either (A) or (B):

(A) Meet the “emergency definition for portable engines in title 17, division 3, chapter 1, subchapter 7.5, sections 93116.2(a)(12) of the California Code of Regulations, or the “emergency use” definition for stationary engines in title 17, division 3, chapter 1, subchapter 7.5, section 93115.4(a)(30); or

(B) Operate 80 hours or less in a calendar year; and

(2) Either (A) or (B):

(A) Meet Tier 3 with Level 3 diesel particulate filter requirements pursuant to title 13, division 3, chapter 14, sections 2700 through 2711 of the California Code of Regulations;

(B) Meet Tier 4, or current engines requirements if more stringent, pursuant to title 40, chapter 1, subchapter U, part 1039, subpart B, section 1039.101 of the Code of Federal Regulations.

(d) All generators shall be equipped with non-resettable hour-meters. If a generator does not come equipped with a non-resettable hour-meter an after-market non-resettable hour-meter shall be installed.

## LOCAL

### Yolo-Solano Air Quality Management District

The Yolo-Solano Air Quality Management District (YSAQMD) attains and maintains air quality conditions in Yolo and Solano Counties through a comprehensive program of planning, regulation, enforcement, technical innovation, and promotion of the understanding of air quality issues. The clean air strategy of YSAQMD includes the preparation of plans and programs for the attainment of ambient air quality standards, adoption and enforcement of rules and regulations, and issuance of permits for stationary sources. YSAQMD also inspects stationary sources, responds to citizen complaints, monitors ambient air quality and meteorological conditions, and implements other programs and regulations required by the CAA, CAAA, and CCAA.

All projects are subject to adopted YSAQMD rules and regulations in effect at the time of construction. Specific rules applicable to the construction of the project may include but are not limited to the following (YSAQMD 2016a):

- Rule R2-3: Ringelmann Chart. This rule prohibits stationary diesel-powered equipment from generating visible emissions that would exceed the rule’s visibility threshold. This would apply to diesel-powered off road equipment or generators used at commercial cannabis sites.
- Rule R2-5: Nuisance. This rule prohibits any source from generating air contaminants or other materials that would cause injury, detriment, nuisance, or annoyance to the public; endanger the comfort, repose, health, or safety of the public; or damage businesses or property. This would apply to commercial noncultivation cannabis sites such as manufacturing uses.
- Rule R2-6: Additional Exemption. The provisions of Rule 2.5. do not apply to odors emanating from agricultural operations in the growing of crops or raising of fowl, animals, or bees.
- Rule R2-11: Particulate Matter Concentration. This rule prohibits any source that would emit dust, fumes, or total suspended particulate matter from generated emissions that would exceed the rule’s established emission concentration limit. This would apply to diesel-powered off-road

equipment or generators used at commercial cannabis cultivation sites.

- Rule R2-14: Architectural Coatings. This rule establishes volatile organic compound (VOC) content limits for all architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured within YSAQMD's jurisdiction. This would apply to all buildings at commercial cannabis sites.

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- Rule R2-16: Fuel Burning Heat or Power Generators. This rule prohibits operation of non-mobile fuel burning equipment, such as boilers, generators, and furnaces, that exceed 200 pounds (lb) per hour of sulfur compounds, 140 lb per hour of nitrous oxides (NO<sub>x</sub>), or 40 lb per hour of PM emissions from exhaust. This rule exempts emergency generators. This would apply to generators used at commercial cultivation cannabis sites.
- Rule R3-1: General Permit Requirements. This rule establishes permitting processes (i.e., Authority to Construct and Permit to Operate) to review new and modified sources of air pollution. This would apply to off-road equipment used at commercial cannabis sites.
- Rule R9-9: Asbestos. This rule limits the emission of asbestos to the atmosphere and requires appropriate work practice standards and waste disposal procedure, applicable to all non-exempt renovations or demolitions. This would apply to relocated commercial cannabis sites or sites renovating existing buildings.

YSAQMD's CEQA Handbook also provides a list of feasible mitigation measures to reduce fugitive dust PM<sub>10</sub> emissions from construction activities that is required by all projects (YSAQMD 2007:27). This list includes the following:

- Water all active construction sites at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.
- Haul trucks shall maintain at least 2 feet of freeboard.
- Cover all trucks hauling dirt, sand, or loose materials.
- Apply nontoxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed area.
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least 4 consecutive days).
- Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land.
- Plant vegetative ground cover in disturbed areas as soon as possible.
- Cover inactive storage piles.
- Sweep streets if visible soil material is carried out from the construction site.
- Treat accesses to a distance of 100 feet from the paved road with a 6- to 12-inch layer of woodchips or mulch, or
- Treat accesses to a distance of 100 feet from the paved road with a 6-inch layer of gravel.

### Criteria Air Pollutants

The CCAA requires districts to submit air quality plans for areas that do not meet state standards for ozone, CO, SO<sub>2</sub>, NO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. YSAQMD has attained all standards with the exception of ozone and PM (YSAQMD 2016b). The CCAA does not currently require attainment plans for PM. For the attainment and maintenance of ozone, in July 2016, YSAQMD adopted its 2015 Triennial Plan Update which examined air quality conditions for 2012–2014 and documents efforts made by YSAQMD to improve air quality (YSAQMD 2016c).

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In addition, as a part of the Sacramento federal ozone nonattainment area, YSAQMD works with the Sacramento Metropolitan Air Quality Management District to develop a regional air quality management plan under CAA requirements. The 2017 Sacramento Regional 2008 8-Hour Ozone Attainment and Further Reasonable Progress Plan was approved by CARB on November 16, 2017. The previous 2013 Update to the 8-Hour Ozone Attainment and Reasonable Further Progress Plan was approved and promulgated by EPA for the 1997 8-Hour Ozone Standard. EPA has not released notice of approval and promulgation of the 2017 SIP (CARB 2017).

### Toxic Air Contaminants

At the local level, air pollution control or management districts may adopt and enforce CARB's control measures. Under YSAQMD Rule R3-1 ("General Permit Requirements"), Rule R3-4 ("New Source Review"), and Rule R3-8 ("Federal Operating Permits"), all sources that may possess the potential to emit TACs are required to obtain permits from the district. Permits may be granted to these operations if they are constructed and operated in accordance with applicable regulations, including new source review standards (see Rule R3-4 above) and air-toxics control measures. YSAQMD limits emissions and public exposure to TACs through many programs. YSAQMD prioritizes the permitting of TAC-emitting stationary sources based on the quantity and toxicity of the TAC emissions and the proximity of the facilities to sensitive receptors and land uses.

Sources that require a permit are analyzed by YSAQMD (e.g., health risk assessment) based on their potential to emit toxics. If it is determined that the project will emit toxics in excess of YSAQMD's threshold of significance for TACs (see Section 3.3.3, below), sources will have to implement BACT for TACs to reduce emissions. If a source cannot reduce the risk below the threshold of significance even after BACT has been implemented, YSAQMD will deny the permit required by the source. This helps to apply new technology when retrofitting with respect to TACs. Although YSAQMD regulates sources that generate TACs, it does not regulate land uses that may be sited in locations exposed to TACs. The decision on whether to approve projects in TAC-exposed locations is typically the responsibility of the lead agency charged with determining whether to approve a project.

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### Yolo County 2030 Countywide General Plan

The General Plan includes the following air quality policies that are applicable to the project:

- Policy CC-4.9: Encourage construction and other heavy equipment vehicles (e.g., mining, agriculture, etc.) to use retrofit control devices.
- Policy CC-4.11: Site specific information shall be required for each application, subject to site conditions and available technical information, as determined by the County lead department, in

order to enable informed decision-making and ensure consistency with the General Plan and with the assumptions of the General Plan EIR. Technical information and surveys requested may include, but not be limited to, the following: air quality and/or greenhouse gas emissions calculations, agricultural resource assessment/agricultural and evaluation and site assessment (LESA), biological resources assessment, cultural resources assessment, fiscal impact analysis, flood risk analysis, hydrology and water quality analysis, geotechnical/soils study, land use compatibility analysis, noise analysis, Phase One environmental site assessment, sewer capacity and service analysis, storm drainage capacity and service analysis, title report, traffic and circulation study, visual simulation and lighting study, and water supply assessment.

When a technical study is required, it must cover the entire acreage upon which development is being proposed including any off-site improvements (e.g. wells; pumps; force mains; new roads; dirt borrow sites; etc.) that may be necessary. Technical studies must meet CEQA standards and the standards in the applicable industry. As necessary, the technical studies shall include recommendations that are to be implemented as part of the project.

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- Policy CO-6.1: Improve air quality through land use planning decisions.
- Action CO-A105: For discretionary permits, require agricultural Best Management Practices regarding odor control, stormwater drainage, and fugitive dust control where appropriate.
- Policy CO-6.6: Encourage implementation of YSAQMD Best Management Practices, such as those that reduce emissions and control dust during construction activities.

### 3.3.3 Environmental Impacts and Mitigation Measures

#### METHODS AND ASSUMPTIONS

The impact analysis below evaluates to what extent adoption and implementation of the CLUO, including issuance of subsequent Cannabis Use Permits pursuant to the CLUO, may result in significant impacts to air quality. This program-level analysis is based upon current air quality data provided by CARB as described in Section 3.3-1, “Environmental Setting,” and emissions modeling tools available from the California Air Pollution Control Officers Association. The design of site-specific cannabis projects is not known at this time, but this analysis uses the extent and general locations of future cannabis uses assumed under each of the five alternatives based on Table 2-4, Table 2-5, and Exhibits 2-4 through 2-8, which are provided in Chapter 2, “Description of Preferred Alternative and Equal Weight Alternatives,” Section 3.0, “Approach to the Environmental Analysis,” and Appendix D to provide an assessment and comparison of reasonably foreseeable outcomes from different regulatory scenarios.

#### Construction Emissions

Permitted commercial cannabis cultivation and noncultivation operations could result in an increase in emissions from short-term construction-related activities. Construction activities that may result in air quality-related impacts are assumed for each alternative to take place within the activity footprint of cannabis cultivation sites and noncultivation sites as described in Chapter 2, “Description of Preferred Alternative and Equal Weight Alternatives” (see Table 2-4) and Appendix D. Details about the extent of site relocation under each alternative due to compliance with zoning and buffer standards under the CLUO is included in Appendix D. The California Emissions Estimator Model (CalEEMod) Version 2016.3.2 was used to estimate emissions of criteria air pollutants and precursors associated with the

construction and operation of the types and sizes of indoor, outdoor, mixed-light, and noncultivation operations that could be allowed under the CLUO. This modeling is based on the assumed size of each license type, as well as climatic conditions in the County. It was assumed that all permitted license types would be under construction for 6 months. Construction activities would likely require forklifts, graders, rubber-tired dozers, backhoes, welders, paving equipment, and off-road haul trucks. For details about construction assumptions used in the modeling, refer to Appendix E.

Construction of commercial cannabis uses under each alternative were analyzed individually by license type using YSAQMD's construction-related thresholds for development projects. Construction of all commercial cannabis uses that could be permitted under each alternative were analyzed collectively and evaluated for consistency with applicable air quality plans, as recommended by YSAQMD for plan-level documents.

## Operational Emissions

Operation of cannabis uses were assumed to be contained within the identified activity footprint for cultivation and noncultivation sites, which can be found in Appendix D. CalEEMod was also used to estimate on-site operational emissions for cultivation and noncultivation sites, including emissions generated by maintenance activity, fertilizer application, and paint for paved parking lots. The application of paint for parking lots would result in off-gassing of ROG emissions from the painting of stripes, handicap symbols, directional arrows, and car space descriptions. Paved parking lots that would include painting were assumed for only noncultivation sites. CalEEMod default energy consumption rates were adjusted to account for energy efficiency improvements from the 2019 California Energy Code, which will result in a 30

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percent reduction in energy consumption compared with the 2016 California Energy Code that is included in CalEEMod. Off-road equipment includes the use of a forklift for noncultivation sites, and the use of a utility vehicle for cultivation sites. Back-up diesel generators were also assumed to be used at mixed-light and indoor cultivation sites. These auxiliary uses were all modeled using CalEEMod. Refer to Appendix E for modeling assumptions and calculations. Operational emissions were estimated for each license type that would be permitted under the CLUO and it was assumed that these sites could be fully operational by 2022.

Operation of commercial cannabis uses under each alternative were analyzed individually by license type using YSAQMD's operational thresholds for development projects. Operation of all commercial cannabis uses that could be permitted under each alternative were analyzed collectively and evaluated for consistency with applicable air quality plans, as recommended by YSAQMD for plan-level documents.

As discussed in Section 3.14, "Transportation and Circulation," the project is not anticipated to generate notable changes in vehicle miles traveled as compared to existing conditions. Thus, mobile source emissions are not included in this analysis.

As described in Section 3.3.1, "Environmental Setting," odors are generally regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). Odor is inherently complex because it is often caused by a mixture of chemical substances and has subjective components associated with human perception by the olfactory senses. Thus, the impact analysis qualitatively evaluates the potential of cannabis uses to create odors that create a public nuisance or adversely affect nearby residents or businesses using existing odor complaint data and research on odor control. The analysis also evaluates the

effectiveness of Sections 8-21.1408(CC) and 8-2.1408(DD) of the CLUO to address odor issues.

Specific requirements of existing laws and regulations described in the regulatory setting as well as the proposed CLUO (see Appendix C) were assessed for their ability to avoid or reduce emissions of criteria air pollutants and precursors and odors.

Chapter 4, “Cumulative Impact and Overconcentration,” contains a separate detailed analysis of the potential for cumulative effects not otherwise identified in this section, and effects from concentrations or clusters of multiple cannabis uses located in distinct subregions of the County.

## THRESHOLDS OF SIGNIFICANCE

YSAQMD has developed guidance for use by lead agencies when preparing CEQA documents (YSAQMD 2007). YSAQMD has adopted CEQA thresholds of significance for evaluating impacts to air quality. YSAQMD has both project-level and plan-level thresholds of significance. Project-level thresholds are intended to be used for individual developments while plan-level thresholds are intended to be used for general plan amendments, redevelopment plans, specific area plans, annexations, and similar planning activities (YSAQMD 2007:7). This project consists of individual commercial cannabis uses that could be permitted under an adopted ordinance. Because of this, individual licenses and the total licenses allowed under the ordinance are evaluated using YSAQMD’s thresholds for project and plan level analyses, respectively.

CEQA-related air quality thresholds of significance are tied to achieving or maintaining attainment designations with the NAAQS and CAAQS, which are scientifically substantiated, numerical concentrations of criteria air pollutants considered to be protective of human health.

In consideration of new and more stringent NAAQS and CAAQS adopted since 2000, YSAQMD identified numerical thresholds for project-generated emissions of criteria air pollutants and precursors that would determine whether a project’s discrete emissions would result in a cumulative, regional contribution (i.e., significant) to the baseline nonattainment status of the YSAQMD. YSAQMD’s quantitative thresholds of significance for project-level CEQA evaluation that may be used to determine the extent to which a project’s

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emissions of criteria air pollutants and precursors would contribute to regional degradation of ambient air quality within the SVAB.

Using federal and state guidance pertaining to TACs/HAPs, YSAQMD developed cancer risk and noncancer health hazard thresholds for TAC exposure. Unlike criteria air pollutants, there is no known safe concentration levels of TACs. Moreover, TAC emissions contribute to the deterioration of localized air quality due to the dispersion characteristics of TACs, emissions do not cause regional-scale air quality impacts. The YSAQMD thresholds are designed to ensure that a source of TACs does not contribute to a localized, significant impact to existing or new receptors.

As such, for the purpose of this analysis, the following thresholds of significance are used to determine if project-generated emissions would produce a significant localized and/or regional air quality impact such that human health would be adversely affected. Additionally, the cumulative effect of all cannabis uses under each alternative that were assumed for analysis purposes are evaluated using the plan-level thresholds recommended by YSAQMD.

Per Appendix G of the CEQA Guidelines and YSAQMD recommendations, a project would have a significant impact on air quality if it would (YSAQMD 2007):

- conflict with or obstruct implementation of the applicable air quality plan from the cumulative development of all cannabis uses;
- cause construction-generated criteria air pollutant or precursor emissions to exceed the YSAQMD recommended thresholds of 10 tons per year for ROG and NO<sub>x</sub>, and 80 pounds per day for PM<sub>10</sub> for an individual license;
- result in a net increase in long-term operational criteria air pollutant or precursor emissions that exceed the YSAQMD-recommended thresholds of 10 tons per year for ROG and NO<sub>x</sub>, 80 lb per day for PM<sub>10</sub>, and violation of a state ambient air quality standard for CO for an individual license; or
- result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

These thresholds also address the Mandatory Findings of Significance under State CEQA Guidelines Section 15065(a)(4) on whether the environmental effects of the project will cause adverse effect on human beings, either directly or indirectly. As described in Section 3.0, "Approach to the Environmental Analysis," implementation of the CLUO would not result in the significant impacts related to the creation of local carbon monoxide concentrations from mobile sources or expose sensitive receptors to toxic air contaminant emissions. Therefore, these impact issue areas are not further evaluated.

## IMPACT ANALYSIS

### Impact AQ-1: Conflict with or Obstruct Implementation of Policies and Regulations Related to the Air Quality

The CLUO incorporates dust control, odor, and generator emission standards that are consistent with YSAQMD and state regulations, General Plan policies, and YSAQMD's 2016 Triennial Assessment and Plan Update. This impact would be less than significant for all alternatives.

The following CLUO sections are consistent with nuisance provisions of YSAQMD Rule 2.5. These CLUO provisions are also consistent with General Plan Policies CC-4.9, CO-6.1, and CO-6.6 that identify measures for reducing air pollutant emissions.

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- Section 8-2.1408(L) Dust Control: Permittees shall comply with the requirements of the Yolo-Solano Air Quality Management District related to control of dust. Cultivation sites shall ensure dust control in a manner consistent with standard agricultural practices.
- Section 8-2.1408(T) Generators: Use of generators (of any fuel type) is allowed for CDFA licensees. Use of generators for other use types is prohibited, except for temporary use in the event of a power outage or emergency. CDFA licensees must demonstrate compliance with the requirements of the Yolo-Solano Air Quality Management District, and Section 8306, Generator Requirements, of the CDFA Regulations.
- Section 8-2.1408(CC) Nuisance: Cannabis uses shall not create a public nuisance or adversely affect the health or safety of nearby residents or businesses by, among other things, creating dust, light, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration, unsafe conditions, or other

impacts, in excess of allowable thresholds, or be hazardous due to the use or storage of materials, processes, products, runoff, unauthorized releases or illegal disposal of wastes.

1. Subject to subsection 7 below, it is unlawful and it shall be a public nuisance to cause or permit persistent cannabis odors. A persistent cannabis odor is one which is verified by persons of normal odor sensitivity (as defined by European Standard EN 13725) to exist for three consecutive days within any two-week period at a maximum dilution-to-threshold (D/T ratio of seven parts clean or filtered air to one-part filtered odorous air, 7:1), measured at the property line of the site, as a result of investigations resulting from subsection 2, below.
2. Subject to subsection 7 below, for the purposes of this subsection, cannabis odors shall be deemed to be persistent if the County enforcement officer (i) independently determines that the cannabis odor violates the standards of subsection 1 above, and/or (ii) the County enforcement officer receives three or more complaints of cannabis odor representing separate residences or places of occupied business, of a cannabis odor emanating from the subject property for three consecutive days within any two-week period, that the enforcement officer determines violates the standards of subsection 1 above.
3. Subject to subsection 7 below, nothing in this subsection shall be deemed to require three verified complaints before the County may initiate enforcement action. The County may determine that a public nuisance exists under this subsection if less than three verified complaints are received or if no complaints are received but County officials or employees observe cannabis odor conditions that violate this subsection.
4. Failure to effectively resolve a public nuisance shall result in enforcement action, up to and including additional conditions, suspension and revocation of the County Cannabis Use Permit and/or County Cannabis License pursuant to the process below.
5. The County applies a three-level citation system to cannabis nuisance violations. Depending on the severity, frequency, or the failure to resolve the cause of the violation, the County enforcement officer may issue an alert, a warning citation, or a Notice of Violation. The alert shall identify the problem, identify relevant code sections, discuss the abatement process, and identify corrective action. The warning citation shall identify the problem, document the history, and mandate specific abatement actions including submittal of a plan and schedule to remedy the problem. A Notice of Violation shall follow the procedures set forth in Section 5-20.10 (*this citation will be revised one the licensing ordinance is moved to Chapter 4 of Title 20*).
6. Subject to subsection 7 below, if at any time during the citation system identified above in subsection 5, the County enforcement officer determines that the conditions at the site are deleterious to the health, safety, or general welfare of any one or more surrounding properties, or that the permittee and/or landowner is not acting in good faith or in a manner sufficient to timely

address the complaint, the County enforcement officer may bypass the citation process and take immediate steps to address the violation, including by abatement or any other lawful means.

7. Permittees operating in compliance with this article, in particular Section 8-2.1408(DD)(1), Odor Control, the terms of their Cannabis Use Permit, and other applicable laws shall be presumptively assumed to not cause or contribute to a public nuisance.

8. The County may elect not to investigate any complaint due to resource limitations or other matters. In addition, the County may elect not to investigate complaints submitted by complainants that submit more than three unsubstantiated complaints within a one-year period.

• Section 8-2.1408(DD) Odor Control:

1. The allowable threshold for cannabis odor shall be defined as a maximum dilution-to-threshold (D/T) ratio of seven parts clean or filtered air to one-part odorous air (7:1) measured at the property line of the site. Cannabis odor at or below this threshold shall be considered acceptable and shall not be considered a nuisance. Indoor and mixed light uses must install and maintain the following minimum equipment: an exhaust air filtration system with odor control that effectively minimizes internal odors from being emitted externally; an air system that creates negative air pressure between the facilities interior and exterior so that odors outside of the facility will not exceed the maximum dilution-to threshold (allowable threshold), as defined herein; or other odor control system which effectively minimizes odor to a level compliant with the allowable threshold.
2. Applicants shall submit the following information: a. Identification and description of cannabis odor emitting activities and nature and characteristics of emissions. b. Description of procedures and engineering controls for reducing/controlling odors. c. Certification by a Professional Engineer or Qualified Odor Professional that the procedures and engineering controls proposed to control cannabis odors are consistent with accepted/available industry-specific best control technologies and methods designed to abate odor and will be effective in abating cannabis odors to the maximum dilution-to-threshold (allowable threshold), as defined herein, measured at the property line of the site. This shall be submitted in the form of an Odor Control Plan, subject to regular monitoring and reporting.
3. Odor control for outdoor activities may include different plant strains, smaller grow areas, relocation of outdoor activities indoors or in a mixed light facility, use of site design or other technology, odor easements over neighboring property, and/or other methods proven to be effective and accepted by the County.

YSAQMD's 2016 Triennial Assessment and Plan Update includes three measures to reduce ozone emissions through the regulation of architectural coatings, printing processes for graphic arts, and process boilers. Architectural coatings are the only source of ozone precursors associated with construction. All architectural coatings applied to cannabis sites would be required to comply with YSAQMD regulations for VOC content. There is no anticipated graphic art printing associated with cannabis sites, nor are process boilers anticipated to be used at cultivation nor noncultivation sites. Thus, the project would not conflict with the 2016 Triennial Assessment and Plan Update that aims to reduce ozone precursor emissions. Because the CLUO would not conflict with or obstruct implementation of policies and regulations related to air quality and odor, this impact, would be less than significant for all alternatives.

## Mitigation Measures

No mitigation is required for any of the alternatives.

## Impact AQ-2: Generate Construction-Related Emissions of Criteria Pollutants and Precursors That Exceed YSAQMD-Recommended Thresholds

Construction-generated emissions associated with adoption and implementation of the proposed CLUO, including subsequent Cannabis Use Permits pursuant to the adopted CLUO, would not exceed YSAQMD recommended annual emissions of ROG and NO<sub>x</sub> and maximum daily emissions of PM<sub>10</sub> for individual permitted cannabis uses. Construction of each new site permitted under the CLUO would not contribute to an existing air quality violation and would not expose sensitive receptors to substantial pollutant concentrations. Construction of all sites permitted under the CLUO would be consistent with applicable air quality plans. This impact would be less than significant for all alternatives.

Section 8-2.1408(V) of the CLUO requires a County Grading Permit prior to construction activities for cannabis sites that require soil erosion control, and Section 8.2-1408(L) of the CLUO requires compliance with YSAQMD's dust mitigation measures. Additionally, these measures would reduce construction emissions from individual cannabis sites permitted under the CLUO. YSAQMD's 2016 Triennial Assessment and Plan Update includes three measures to reduce ozone emissions through the regulation of architectural coatings, printing processes for graphic arts, and process boilers. Architectural coatings are the only source of ozone precursors associated with construction. All architectural coatings applied to cannabis sites would be required to comply with YSAQMD regulations for VOC content. Thus, the project would not conflict with the 2016 Triennial Assessment and Plan Update that aims to reduce ozone precursor emissions.

Construction of individual commercial cultivation and noncultivation sites would require minimal earthwork, such as grading and clearing, and use of heavy-duty off-road equipment that would generate exhaust emissions and fugitive dust. Generally, the intensity of construction activity for cultivation sites would require clearing and grading of the site. It is assumed that approximately half of new cultivation sites would require the construction of greenhouses and other related buildings, while the other half would use pre-existing structures on the sites (see Section 3.0, "Approach to the Environmental Analysis," and Appendix D). Construction of individual noncultivation sites could involve the clearing of vegetation, grading, or other earth disturbance activities to establish an activity footprint; building construction; and paving of the parking lot. Building sizes could vary based on license type and are assumed to range from 1,000 square feet (sq. ft.) to 140,000 sq. ft. for both cultivation and noncultivation sites.

The construction of new individual cultivation and noncultivation sites would last approximately 6 months at each site. Emissions of fugitive PM<sub>10</sub> and PM<sub>2.5</sub> dust would primarily be generated by ground-disturbance during site preparation and grading and would vary as a function of such parameters as travel on unpaved roads, soil silt content, soil moisture, wind speed, and the size of the disturbance area. PM<sub>10</sub> and PM<sub>2.5</sub> would also be emitted in vehicle and equipment exhaust.

Construction of new cannabis uses would generate exhaust emissions and fugitive dust. Construction emission impacts of each alternative is evaluated below. Emissions of criteria air pollutants and ozone precursors are shown by individual cannabis use type in Table 3.3-5. Note that the columns in Table 3.3-5 are not additive; rather, each row in the table represents construction associated with a specific cannabis use site on a particular site. Refer to Appendix E for detailed modeling input parameters and results.

Table 3.3-5 Construction-Generated Emissions of Criteria Air Pollutants and Precursors for Each Cannabis Use Type

ROG	NO <sub>x</sub> (tons/year)	PM <sub>10</sub> (lb/day)
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(tons/year)		
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Cannabis Use PM<sub>2.5</sub> (lb/day) Cultivation

0.4	0.7	7
0.9	0.9	9
0.4	0.7	7

Outdoor 4 Mixed-Light 4 Indoor 5 Noncultivation

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Table 3.3-5 Construction-Generated Emissions of Criteria Air Pollutants and Precursors for Each Cannabis Use Type

ROG (tons/year)	NO <sub>x</sub> (tons/year)	PM <sub>10</sub> (lb/day)
1.1	1.1	21
0.1	0.4	1
0.1	0.3	1
0.1	0.5	1
<0.1	0.3	1
0.1	0.3	1
<0.1	0.3	1
10	10	80
No	No	No

Cannabis Use PM<sub>2.5</sub> (lb/day) Nursery 12 Processing 1 Manufacturing 1 Testing 1 Distribution 1 Retail 1 Microbusiness 1

YSAQMD Thresholds of Significance N/A Exceeds Threshold? N/A

Notes: ROG = reactive organic gases; NO<sub>x</sub> = oxides of nitrogen; PM<sub>10</sub> = respirable particulate matter; PM<sub>2.5</sub> = fine particulate matter; lb/day = pounds per day; YSAQMD = Yolo-Solano Air Quality Management District; N/A = not applicable.

Source: Modeling conducted by Ascent Environmental in 2019

As shown in Table 3.3-5, construction of relocated individual cultivation sites and new cannabis sites (cultivation and noncultivation uses) would not generate annual levels of ROG and NO<sub>x</sub> and daily levels of PM<sub>10</sub> that exceed applicable YSAQMD emission thresholds for a development project. Construction activities resulting from the project would not contribute substantially to Yolo County's nonattainment status for ozone and PM<sub>10</sub> and would not result in an increase in the potential for adverse health impacts to occur from exposure to ozone and PM<sub>10</sub>.

The addition of NO<sub>x</sub>, which is a precursor to ozone, could result in an increase in ambient

concentrations of ozone in Yolo County and, moreover, increase the likelihood that ambient concentrations exceed the CAAQS and NAAQS. As summarized in “Environmental Setting,” above, human exposure to ozone may cause acute and chronic health impacts including coughing, pulmonary distress, lung inflammation, shortness of breath, and permanent lung impairment. YSAQMD’s project-level thresholds were developed to meet the CAAQS and NAAQS, which are scientifically substantiated, numerical concentrations of criteria air pollutants considered to be protective of human health.

Alternatives 1, 2, 3, and 5 assume that personal use outdoor cultivation may occur in any zoning district on a parcel with a legal residence. Personal use outdoor cultivation of up to six plants is assumed to occur within pots or garden areas of such parcels. Alternative 4 would limit personal use cultivation to indoor only. These

activities would likely involve no more than 100 square feet of land area and would be required to be outside of front yard and side yard setback areas. Given the minor extent of this potential ground disturbance contained within existing developed parcels, minimal criteria air pollutant and precursor emissions would be generated that would not exceed YSAQMD thresholds.

#### Alternative 1: Cultivation (Ancillary Nurseries and Processing Only) with Existing Limits (Existing Operations with CLUO) (CEQA Preferred Alternative)

While most of the existing licensed commercial cannabis cultivation operations would remain in their current locations, nine of the existing sites are assumed to be required to relocate under the CLUO zoning standards. No other construction activities are assumed to occur under this alternative. The relocated sites are assumed to either construct new buildings and infrastructure or occupy existing agricultural buildings and facilities (see Section 3.0, “Environmental Analysis Approach,” and Appendix D). Construction emissions associated with relocated sites were quantified and are shown in Table 3.3-5 by cultivation type for an individual site and would not exceed applicable YSAQMD emission thresholds. Individual site construction would be required to comply with Sections 8-2.1408(L) and (V) of the CLUO, as well as YSAQMD Best Management Practices, which would further reduce construction emissions. Construction assumed under Alternative 1 could generate total of 12.6 tons per year of ROG, 15.0 tons per year of NO<sub>x</sub>, 141 lbs per day of

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PM<sub>10</sub>, and 74 lbs per day of PM<sub>2.5</sub> if all constructed at the same time period. These amounts would not conflict with the General Plan or 2016 Triennial Assessment and Plan Update. Consistency with these applicable plans would meet YSAQMD’s threshold for plan-level documents.

This impact would be less than significant under Alternative 1.

#### Alternative 2: All License Types with Moderate Limits

Under Alternative 2, it was assumed for analysis purposes that there would be two new cultivation sites constructed as well as a total of 52 new noncultivation uses of which up to 47 would be vertically integrated and constructed on single parcels (see Table 2-4 and Appendix D). Additionally, it was assumed for analysis purposes that 30 of the 78 existing cultivation sites would be relocated due to zoning and buffering standards under the CLUO. As described in Section 3.0, “Approach to the Environmental Analysis,” and Appendix D, relocated sites would either construct new buildings and infrastructure or occupy existing agricultural buildings and facilities.

As shown in Table 3.3-5, construction of new individual sites and relocated cultivation sites assumed for analysis purposes would not generate annual levels of ROG and NO<sub>x</sub> and daily levels of PM<sub>10</sub> that exceed applicable YSAQMD emission thresholds. Individual site construction would be required to comply with Sections 8-2.1408(L) and (V) of the CLUO, as well as YSAQMD Best Management Practices, which

would further reduce construction emissions. Construction of all cannabis uses that are assumed to be constructed in a single year under Alternative 2 could generate total of 30.9 tons per year of ROG, 54.6 tons per year of NO<sub>x</sub>, 462 lbs per day of PM<sub>10</sub>, and 263 lbs per day of PM<sub>2.5</sub>. These would not conflict with the General Plan or 2016 Triennial Assessment and Plan Update. Consistency with these applicable plans would meet YSAQMD's threshold for plan-level documents.

For these reasons, this impact would be less than significant under Alternative 2.

#### Alternative 3: All License Types with High Limits

Under Alternative 3, it was assumed for analysis purposes that construction of all new individual cannabis uses would occur over 2 years (2021 and 2022) because of the extent of new cannabis uses assumed (see Section 3.0, "Environmental Analysis Approach," and Appendix D). This alternative is assumed to result in the construction of 82 new cultivation sites and a total of 104 new noncultivation uses of which up to 94 would be vertically integrated and constructed on single parcels (see Table 2-4 and Appendix D). Additionally, it was assumed for analysis purposes that nine of the 78 existing cultivation sites would be relocated under the CLUO zoning standards. The relocated sites would either construct new buildings and infrastructure or occupy existing agricultural buildings and facilities (Appendix D). As shown in Table 3.3-5, construction of new individual sites and relocated cultivation sites assumed for analysis purposes would not generate annual levels of ROG and NO<sub>x</sub> and daily levels of PM<sub>10</sub> that exceed applicable YSAQMD emission thresholds. Individual site construction would be required to comply with Sections 8-2.1408(L) and (V) of the CLUO, as well as YSAQMD Best Management Practices, which would further reduce construction emissions. Highest construction emissions assumed under Alternative 3 could generate total of 47.9 tons per year of ROG, 83.5 tons per year of NO<sub>x</sub>, 714 lbs per day of PM<sub>10</sub>, and 406 lbs per day of PM<sub>2.5</sub>. These would not conflict with the General Plan or 2016 Triennial Assessment and Plan Update. Consistency with these applicable plans would meet YSAQMD's threshold for plan-level documents.

For these reasons, this impact would be less than significant under Alternative 3.

#### Alternative 4: Mixed-Light/Indoor License Types Only with Moderate Limits, No Hoop Houses or Outdoor Types

Under Alternative 4, it was assumed for analysis purposes that nine of the 78 existing cultivation sites would be relocated under the CLUO zoning standards. The relocated sites would either construct new buildings and infrastructure or occupy existing agricultural facilities. It was also assumed that 75 of the existing and eligible cannabis sites with outdoor cultivation would convert entirely to indoor or mixed-light (greenhouse) cultivation. This alternative is also assumed to result in the construction of 2 new mixed-light or indoor cultivation sites and a total of 52 new noncultivation uses of which up to 47 would be vertically integrated and constructed on single parcels. Refer to Section 3.0, "Approach to the Environmental Analysis," and

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Appendix D for detailed descriptions of the construction assumptions for cannabis uses. As shown in Table 3.3-5, construction of new individual sites and relocated cultivation sites assumed for analysis purposes would not generate annual levels of ROG and NO<sub>x</sub> and daily levels of PM<sub>10</sub> that exceed applicable YSAQMD emission thresholds. Individual site construction would be required to comply with Sections 8-2.1408(L) and (V) of the CLUO, as well as YSAQMD Best Management Practices, which would further reduce construction emissions. Construction of all cannabis uses that are assumed to be constructed in a single year under Alternative 4 could generate total of 73.1 tons per year of ROG, 90.9 tons per year of NO<sub>x</sub>, 812 lbs per day of PM<sub>10</sub>, and 443 lbs per day of PM<sub>2.5</sub> (see Section 3.0, "Environmental Analysis Approach," and Appendix D). These would not conflict with the General Plan or 2016 Triennial Assessment and Plan Update. Consistency with these applicable plans would meet YSAQMD's threshold for plan-level documents.

For these reasons, this impact would be less than significant under Alternative 4.

### Alternative 5: All License Types with Moderate Limits, within Agricultural Zones Only, No Retail

Under Alternative 5, it was assumed for analysis purposes that there would be two new cultivation sites constructed as well as a total of 50 new noncultivation uses of which up to 45 would be vertically integrated and constructed on single parcels (see Section 3.0, “Environmental Analysis Approach,” and Appendix D). Additionally, it was assumed for analysis purposes that 30 of the 78 existing cultivation sites would be relocated due to zoning and buffering standards under the CLUO. The relocated sites would either construct new buildings and infrastructure or occupy existing agricultural facilities. As shown in Table 3.3-5, construction of new individual sites and relocated cultivation sites assumed for analysis purposes would not generate annual levels of ROG and NO<sub>x</sub> and daily levels of PM<sub>10</sub> that exceed applicable YSAQMD emission thresholds. Individual site construction would be required to comply with Sections 8-2.1408(L) and (V) of the CLUO, as well as YSAQMD Best Management Practices, which would further reduce construction emissions. Construction of all cannabis uses that are assumed to be constructed in a single year under Alternative 5 could generate total of 30.8 tons per year of ROG, 53.9 tons per year of NO<sub>x</sub>, 459lbs per day of PM<sub>10</sub>, and 261 lbs per day of PM<sub>2.5</sub>. These would not conflict with the General Plan or 2016 Triennial Assessment and Plan Update. Consistency with these applicable plans would meet YSAQMD’s threshold for plan-level documents.

For these reasons, this impact would be less than significant under Alternative 5.

### Mitigation Measures

No mitigation is required for any of the alternatives.

### Impact AQ-3: Create Long-Term Operational Emissions of Criteria Pollutants and Precursors That Exceed YSAQMD-Recommended Thresholds

Operation of commercial cannabis cultivation and noncultivation sites associated with adoption and implementation of the proposed CLUO, including subsequent Cannabis Use Permits pursuant to the adopted CLUO would result in ROG, NO<sub>x</sub>, and PM<sub>10</sub> emissions. Implementation of individual permitted cannabis uses under all alternatives would not exceed the YSAQMD thresholds of significance for development projects. Operation of all sites permitted under the CLUO would be consistent with applicable air quality plans. This impact would be less than significant for all alternatives.

The following CLUO requirements would address operational air quality.

- Section 8-2.1408(K) Driveway Access: Driveway approaches to County and State maintained roads shall be per current County Improvement Standards or Caltrans requirements, as applicable. An encroachment permit may be required. Controlled access entries must provide a rapid entry system (e.g. Knox Box approved by the local Fire District or fire service provider) for use by emergency personnel and provide adequate space for vehicles to access the lock without impeding the right-of-way. A County assigned street address is a requirement. The address must be posted and adhere to display requirements of the Fire Code. Permittees must demonstrate safe and adequate driveway access to the

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satisfaction of the County or Caltrans, as applicable, in compliance with applicable standards. Access considerations identified in Section 8-1.802 of the County Code shall apply. *(For the convenience of the reader these include: will the proposed use have access characteristics different from other permitted land uses; does the proposed access have inadequate design; will emergency vehicle access be impaired; would the proposed access adversely affect safe operations on the adjoining roadway system; are site distance, visibility, proximity to parking,*

*drainage, turning radius, angle of intersection, vertical alignment, and pavement condition adequate for the proposed use and consistent/equitable in relation to access requirements for other permitted uses; proximity to other driveways and intersections; other relevant circumstances identified by the County).* Driveways shall have an all-weather surface, such as compacted gravel.

- Section 8-2.1408(O) Energy Use: Permittees shall demonstrate availability of adequate energy, and compliance with applicable local and regional energy saving goals. Permittees shall demonstrate use of energy efficient best practices for each proposed use type. Onsite generation of energy from clean and/or renewable sources is encouraged. Permittees shall purchase or generate a minimum of 50 percent renewable power through the Valley Clean Energy Alliance or other available energy purveyor. CDFA licensees must satisfy the requirements of Section 8305, Renewable Energy Requirements, of the CDFA Regulations (effective January 1, 2023).

Section 8-2.1408(T) of the CLUO requires compliance of generators with YSAQMD rules and CCR Section 8306. These measures would reduce operational emissions from individual cannabis sites permitted under the CLUO.

YSAQMD's 2016 Triennial Assessment and Plan Update includes three measures to reduce ozone emissions through the regulation of architectural coatings, printing processes for graphic arts, and process boilers. There is no anticipated graphic art printing associated with cannabis sites, nor are process boilers anticipated to be used at cultivation and noncultivation sites. Thus, the project would not conflict with the 2016 Triennial Assessment and Plan Update that aims to reduce ozone precursor emissions.

The cultivation and noncultivation sites permitted under the CLUO would result in long-term operational emissions of ROG, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. ROG and NO<sub>x</sub> emissions would be generated by area sources, building energy, stationary sources, and off-road equipment. PM<sub>10</sub> emissions would be generated from the use of off-road equipment. Because VMT from on-road sources would not be expected to be notably different than existing VMT, mobile-source emissions would not increase, as previously explained.

Emissions associated with the operation of cannabis-related sites across the County would be highest when the most cultivation operations are in harvest at the same time because additional workers are needed at each commercial cannabis cultivation site to work the harvest. The harvest of a single cultivation site of any type (i.e., outdoor, mixed-light, indoor) would occur over a 6-week period between three and four times per year.

As described in Chapter 2, "Description of Preferred Alternative and Equal Weight Alternatives," cannabis uses are required to generate 50 percent of their energy demand from renewable sources under the CLUO. It was also assumed for analysis purposes that all existing cultivation sites would comply with the renewable energy requirement of the CLUO and is included in the emissions modeling. All new and relocated cultivation and noncultivation sites were assumed to meet the 2019 California Energy Code.

Regional area-source and off-road equipment emissions of criteria pollutants and precursors associated with adoption and implementation of the proposed CLUO were modeled using CalEEMod. This includes the use of fertilizers, landscaping equipment, backup diesel generators at mixed-light and indoor cultivation sites, and the use of a utility vehicle at outdoor and mixed-light cultivation sites. CCR Section 8306 would require backup diesel generators to meet Tier 3 with Level 3 diesel particulate filter requirements or Tier 4 engines standards beginning in 2023.

ozone precursors associated with operation are shown by license type in Table 3.3-6. Note that the columns in Table 3.3-6 are not additive; rather, each row in the table represents construction associated with a specific cannabis use site on a particular site. Refer to Appendix E for detailed modeling input parameters and results.

Table 3.3-6 Operational Emissions of Criteria Air Pollutants and Precursors for Each Cannabis Use Type

	ROG (tons/year)	NO <sub>x</sub> (tons/year)	PM <sub>10</sub> (lb/day)
<b>Cannabis Use PM<sub>2.5</sub> (lb/day)</b>			
Cultivation	0.2	0.1	<0.1
	0.5	<0.1	<0.1
	0.2	0.1	<0.1

Outdoor <0.1 Mixed-Light <0.1 Indoor <0.1 Noncultivation

0.7	0.1	<0.1
<0.1	0.1	<0.1
<0.1	0.1	<0.1
<0.1	0.1	<0.1
<0.1	0.1	<0.1
<0.1	0.1	<0.1
<0.1	0.1	<0.1
10	10	80
No	No	No

Nursery <0.1 Processing <0.1 Manufacturing <0.1 Testing <0.1 Distribution <0.1 Retail <0.1 Microbusiness <0.1

YSAQMD Thresholds of Significance N/A Exceeds Threshold? N/A

Notes: ROG = reactive organic gases; NO<sub>x</sub> = oxides of nitrogen; PM<sub>10</sub> = respirable particulate matter; PM<sub>2.5</sub> = fine particulate matter; lb/day = pounds per day; YSAQMD = Yolo-Solano Air Quality Management District; N/A = not applicable.

Source: Modeling conducted by Ascent Environmental in 2019

Alternatives 1, 2, 3, and 5 assume that personal use outdoor cultivation may occur in any zoning district on a parcel developed with a legal residence. Personal use outdoor cultivation of up to six plants is assumed to occur within pots or garden areas of such parcels. Alternative 4 would limit personal use cultivation to indoor only. These activities would likely involve no more than 100 square feet of land area and would be required to be outside of front yard and side yard setback areas. Once operational, these activities would not differ from typical personal gardening, which would generate minimal criteria air pollutant and precursor emissions from landscaping equipment that would not exceed YSAQMD thresholds.

Alternative 1 consists of existing and eligible cultivation sites and would not create any new operational air pollutant emissions. Alternatives 2 through 5 are assumed to result in the development of new

individual cannabis uses as described in Impact AQ-2. As shown in Table 3.3-6, operation of new individual cannabis sites would not result in annual emissions of ROG and NO<sub>x</sub> or daily emissions of PM<sub>10</sub> that would exceed YSAQMD's thresholds of significance. The estimate of emissions from individual sites is considered conservative because it was assumed sites would be operational by 2021 that thus the requirements of CCR Section 8306 were not included because they do not take effect until 2023.

Operation emissions of all assumed cannabis uses under each alternative could generate the following total emissions:

- Alternative 1: 20.9 tons per year of ROG, 6.3 tons per year of NO<sub>x</sub>, 3 lbs per day of PM<sub>10</sub>, and 3 lbs per day of PM<sub>2.5</sub>.
- Alternative 2: 25.9 tons per year of ROG, 10.6 tons per year of NO<sub>x</sub>, 6 lbs per day of PM<sub>10</sub>, and 5 lbs per day of PM<sub>2.5</sub>.

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- Alternative 3: 51.5 tons per year of ROG, 21.2 tons per year of NO<sub>x</sub>, 11 lbs per day of PM<sub>10</sub>, and 10 lbs per day of PM<sub>2.5</sub>.
- Alternative 4: 43.6 tons per year of ROG, 11.5 tons per year of NO<sub>x</sub>, 5 lbs per day of PM<sub>10</sub>, and 5 lbs per day of PM<sub>2.5</sub>.
- Alternative 5: 25.9 tons per year of ROG, 10.5 tons per year of NO<sub>x</sub>, 5 lbs per day of PM<sub>10</sub>, and 5 lbs per day of PM<sub>2.5</sub>.

As discussed in the "Thresholds of Significance" section, YSAQMD developed these thresholds in consideration of achieving and maintaining the NAAQS and CAAQS, which represent concentration limits of criteria air pollutants needed to adequately protect human health. Therefore, the project's contribution to operational criteria pollutants and precursors would not result in greater acute or chronic health impacts compared to existing conditions. Operation of all cannabis sites that could be permitted under any of the alternatives would not conflict with the General Plan or 2016 Triennial Assessment and Plan Update. Consistency with these applicable plans would meet YSAQMD's threshold for plan-level documents.

This impact would be less than significant under all alternatives.

## Mitigation Measures

No mitigation is required for any of the alternatives.

## Impact AQ-4: Expose a Substantial Number of People to Adverse Odors

Operation of cannabis uses associated with adoption and implementation of the proposed CLUO, including subsequent Cannabis Use Permits pursuant to the adopted CLUO could expose residents, businesses and recreation users to objectionable odors created by the growing, processing, and manufacturing of cannabis. The CLUO includes standards that establish a numeric threshold for the concentration of cannabis odors, requirements for the development of an Odor Control Plan, and an enforcement process to correct identified cannabis odor impacts. While these measures would minimize the likelihood of nuisance odors, the potential for odors to occur remains. This impact would be significant for all alternatives.

As described in Section 3.3.1, "Environmental Setting," the typical smell of cannabis originates from

roughly 140 different terpenes. A terpene is a volatile, unsaturated hydrocarbon that is found in essential oils of plants, especially conifers and citrus trees. Some terpenes are identified explicitly in research (myrcene, pinene, limonene). The “skunk” odor attributable to cannabis is primarily volatile thiols. Cannabis uses that have potential to generate nuisance odors include cultivation, processing, manufacturing, and microbusiness.

As noted above, the County received 17 odor complaints between October 2017 and January 2019 associated with existing cannabis cultivation sites. The majority of these complaints were received during the summer and fall months when cannabis is ready for harvest. These complaints were associated with cultivation sites along the State Route (SR) 16 corridor west of Woodland and sites along SR 128 and Interstate 505 (I-505) south of SR 16.

The CLUO addresses odor impacts through limiting the location of cannabis uses, buffers for outdoor cannabis uses, odor control requirements, and enforcement. The specific provisions are included below.

Section 8-2.1407 of the CLUO requires that cannabis uses to be located in agricultural, commercial, and industrial zones that generally do not contain concentrations of receptors sensitive to odors (e.g., residential uses) (see Table 2-6). In addition to the zoning standards, Section 8-2.1408(E) of the CLUO requires buffers (75 - 1,000 feet) established under alternatives 1, 2, 3, and 5 between outdoor cannabis uses and defined sensitive receptors in order to minimize to potential for nuisances:

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A buffer of X feet<sup>3</sup> is required from the following receptors (inside or outside of the County unincorporated area): off-site individual legal residences under separate ownership, residentially designated land, licensed day cares, public parks, recognized places of worship, public or licensed private schools, licensed treatment facilities for drugs or alcohol, federal lands held in trust by the federal government or that is the subject of a trust application for a federally recognized tribal government, licensed youth centers that are in existence at the time a use permit is issued for any CDFA permittee. These buffers apply to cannabis uses as specified in Section 8-2,1407, Table of Cannabis Development Regulations, of this article. The buffer shall be measured from the closest point of the cultivation site to:

1. The closest surface of the building for residences, day cares, places of worship, schools, treatment facilities, and youth centers.
2. The closest point of the zone boundary for residentially designated land.
3. The closest point of the parcel boundary for public parks and tribal trust land.

Approved cannabis uses, operating within the terms of their approvals and conditions, shall be exempted from the buffer requirement as applicable to later new uses within the categories identified above, that locate within the described buffer distance.

Section 8-2.1408(CC) of the CLUO establishes the following limits on odor concentration at the property line of a cannabis site, defines what is considered a persistent odor nuisance, and enforcement measures to address verified odor nuisances:

Cannabis uses shall not create a public nuisance or adversely affect the health or safety of nearby residents or businesses by, among other things, creating dust, light, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration, unsafe conditions, or other impacts, in excess of allowable thresholds, or be hazardous due to the use or storage of materials,

processes, products, runoff, unauthorized releases or illegal disposal of wastes.

1. Subject to subsection 7 below, it is unlawful and it shall be a public nuisance to cause or permit persistent cannabis odors. A persistent cannabis odor is one which is verified by persons of normal odor sensitivity (as defined by European Standard EN 13725) to exist for three consecutive days within any two-week period at a maximum dilution-to-threshold (D/T ratio of seven parts clean or filtered air to one-part filtered odorous air, 7:1), measured at the property line of the site, as a result of investigations resulting from subsection 2, below.
2. Subject to subsection 7 below, for the purposes of this subsection, cannabis odors shall be deemed to be persistent if the County enforcement officer (i) independently determines that the cannabis odor violates the standards of subsection 1 above, and/or (ii) the County enforcement officer receives three or more complaints of cannabis odor representing separate residences or places of occupied business, of a cannabis odor emanating from the subject property for three consecutive days within any two-week period, that the enforcement officer determines violates the standards of subsection 1 above.
3. Subject to subsection 7 below, nothing in this subsection shall be deemed to require three verified complaints before the County may initiate enforcement action. The County may determine that a public nuisance exists under this subsection if less than three verified complaints are received or if no complaints are received but County officials or employees observe cannabis odor conditions that violate this subsection.

<sup>3</sup>The buffer distance in the CLUO will be determined by the Board of Supervisors at the time of approval of the ordinance.

4. Failure to effectively resolve a public nuisance shall result in enforcement action, up to and including additional conditions, suspension and revocation of the County Cannabis Use Permit and/or County Cannabis License pursuant to the process below.
5. The County applies a three-level citation system to cannabis nuisance violations. Depending on the severity, frequency, or the failure to resolve the cause of the violation, the County enforcement officer may issue an alert, a warning citation, or a Notice of Violation. The alert shall identify the problem, identify relevant code sections, discuss the abatement process, and identify corrective action. The warning citation shall identify the problem, document the history, and mandate specific abatement actions including submittal of a plan and schedule to remedy the problem. A Notice of Violation shall follow the procedures set forth in Section 5-20.10 (*this citation will be revised once the licensing ordinance is moved to Chapter 4 of Title 20*).
6. Subject to subsection 7 below, if at any time during the citation system identified above in subsection 5, the County enforcement officer determines that the conditions at the site are deleterious to the health, safety, or general welfare of any one or more surrounding properties, or that the permittee and/or landowner is not acting in good faith or in a manner sufficient to timely address the complaint, the County enforcement officer may bypass the citation process and take immediate steps to address the violation, including by abatement or any other lawful means.
7. Permittees operating in compliance with this article, in particular Section 8-2.1408(DD)(1),

Odor Control, the terms of their Cannabis Use Permit, and other applicable laws shall be presumptively assumed to not cause or contribute to a public nuisance.

8. The County may elect not to investigate any complaint due to resource limitations or other matters. In addition, the County may elect not to investigate complaints submitted by complainants that submit more than three unsubstantiated complaints within a one-year period.

Section 8-2.1408(DD) of the CLUO also provides the following requirements for odor control:

1. The allowable threshold for cannabis odor shall be defined as a maximum dilution-to-threshold (D/T) ratio of seven parts clean or filtered air to one-part odorous air (7:1) measured at the property line of the site. Cannabis odor at or below this threshold shall be considered acceptable and shall not be considered a nuisance. Indoor and mixed light uses must install and maintain the following minimum equipment: an exhaust air filtration system with odor control that effectively minimizes internal odors from being emitted externally; an air system that creates negative air pressure between the facilities interior and exterior so that odors outside of the facility will not exceed the maximum dilution-to-threshold (allowable threshold), as defined herein; or other odor control system which effectively minimizes odor to a level compliant with the allowable threshold.
2. Applicants shall submit the following information: a. Identification and description of cannabis odor emitting activities and nature and characteristics of emissions. b. Description of procedures and engineering controls for reducing/controlling odors. c. Certification by a Professional Engineer or Qualified Odor Professional that the procedures and engineering controls proposed to control cannabis odors are consistent with accepted/available industry-specific best control technologies and methods designed to abate odor and will be effective in abating cannabis odors to the maximum dilution-to-threshold (allowable threshold), as defined herein, at the property line of the site. This shall be submitted in the form of an Odor Control Plan, subject to regular monitoring and reporting.
3. Odor control for outdoor activities may include different plant strains, smaller grow areas, relocation of outdoor activities indoors or in a mixed light facility, use of site design or other technology, odor easements over neighboring property, and/or other methods proven to be effective and accepted by the County.

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In addition to these standards the CLUO also includes the following requirements that address nuisance odors as well as the ability for the County to re-evaluate the effectiveness of nuisance and odor control standards:

- Section 8-2.1408(PP) Site Maintenance (General): Permittee shall at all times maintain, manage, and operate the site, all improvements and alterations, and all structures, in good repair, acceptable in appearance, and in reasonably safe condition, including securing all necessary licenses and permits for this work. The site shall be kept free of litter, clutter, and graffiti. The permittee shall prevent and eliminate conditions that constitute a public nuisance.
- Section 8-2.1410(D)(2) Operational Information Required: Odor Control Plan.
- Section 8-2.1413 Effectiveness: Assessment of Effectiveness – Following two years of implementation of this article, staff shall present the Board of Supervisors with an assessment of its effectiveness and any recommendations for change. This evaluation shall include in particular an assessment of the effectiveness of Section 8-2.1408, Specific Use Requirements and

Performance Standards, of this article, including Section 8-2.1408(E) Buffers, Section 8-2.1408(U) Good Neighbor Communication, Section 8- 2.1408(CC) Nuisance, Section 8-2.1408(DD) Odor Control, and Section 8-2.1412 Enforcement.

The furthest distance cannabis odors may be recognizable or detectable is approximately two miles or more, depending on topography and meteorology (Kern County 2017). This is consistent with the experience of the Cannabis Task Force. However, recognition of an odor does not imply that the odor is a nuisance, only that it can be identified or detected as cannabis. Typically, the odor is detectable much closer to the source, such as adjacent to or on a cultivation site. The distance for odor detection is very site-specific and can be affected by many variables including meteorology, topography, plant strain, and how ready plants are for harvesting. Based on review of County odor complaint data, calm and/or light wind conditions tend to create the greatest potential for odor complaints. In addition, human perception of cannabis plant odors may be influenced by personal views regarding cannabis. Whether the odor is acceptable and the level at which it should be defined as objectionable at various strengths and distances from various land uses is a matter of policy.

The County is considering five alternative variations to the proposed CLUO, all of which rely on the same underlying regulatory requirements that would regulate cannabis activities through land use, zoning, and development standards. The alternatives vary by the assumed type of cannabis license/activity, limits on the number of operations, performance standards and buffer distances. Each EIR alternative and the buffers assumed for that alternative are summarized below:

Table 3.3-7 Alternative Buffer Distances

Alternative	Buffer
Alternative 1: Cultivation (Ancillary Nurseries and Processing Only) with Existing Limits (Existing Operations with CLUO)	75 Feet from Individual Residence 1,000 Feet from Other Sensitive Uses
Alternative 2: All License Types with Moderate Limits	1,000 Feet
Alternative 3: All License Types with High Limits	75 Feet
Alternative 4: Mixed-Light/Indoor License Types only with Moderate Limits, No Hoop Houses or Outdoor Types	Limits, within Agricultural Zones Only, No Retail None
Alternative 5: All License Types with Moderate	1,000 Feet

Pursuant to CLUO Section 8.2-1408(E), buffers would apply to the following receptors (inside or outside of the County unincorporated area): individual legal residences under separate ownership, residentially designated land, licensed day cares, public parks, recognized places of worship, public or licensed private schools, licensed treatment facilities for drugs or alcohol, federal lands held in trust by the federal government or that is the subject of a trust application for a federally recognized tribal government.

CLUO Section 1408(DD)(1) defines an acceptable level of cannabis odor as a maximum

dilution-to-threshold (D/T) of seven parts clean or filtered air to one-part odorous air (7:1) or less at the property line of the site. Cannabis odor at or below 7:1 D/T may still be detected off-site; however, pursuant to the CLUO, odor at this threshold would be considered acceptable, and not a nuisance. The public may occasionally detect cannabis odors. However, as noted herein, the 7:1 D/T standard is based on scientific publications on odor pollution control that have identified that odors above 7 D/T will often result in complaints (i.e. objectionable), with 15 D/T often described as a nuisance, and odors above 30 D/T described as a serious nuisance (i.e. nauseating) (McGinley 2000 and Huey et al. 1960).

The CLUO also includes several provisions intended to minimize odor. CLUO Section 1408(DD)(1) requires that indoor and mixed light cannabis uses install odor control equipment to minimize odor. Outdoor cannabis activities are also required to implement odor control measures such as less odorous plant strains, smaller grow areas, relocation of outdoor activities indoors or in a mixed light facility, use of site design or other technology, odor easements over neighboring property, and/or other methods proven to be effective and accepted by the County.

Pursuant to CLUO Section 1408(DD)(2), Cannabis use permit applicants are also required to submit an Odor Control Plan which would include:

- a. Identification and description of cannabis odor emitting activities and nature and characteristics of emissions.
- b. Description of procedures and engineering controls for reducing/controlling odors.
- c. Certification by a Professional Engineer or Qualified Odor Professional that the procedures and engineering controls proposed to control cannabis odors are consistent with accepted/available industry-specific best control technologies and methods designed to abate odor and will be effective in abating cannabis odors to the maximum dilution-to-threshold, as defined in the CLUO, measured at the property line of the site.

Buffers provide a means of reducing the strength or concentration of an odor and the frequency at which it may be detected since buffers provide atmospheric dispersion of odor. The larger the buffer, the more distance is available for dispersion of the odor to occur before it may reach a sensitive receptor. Given this, smaller buffers are generally not as effective in reducing the strength and frequency of the odor compared to a larger buffer distance. In addition, since a larger buffer would provide greater dispersion, it would also likely reduce the number of odor complaints and complaint verification enforcement activities.

Odors with distinct odor characteristics, emanating from proximate sources, are generally not additive or amplified. However, odor with the same or similar odor characteristics, emanating from proximate sources may be additive. Therefore, multiple odor sources in a given geographic area would not necessarily increase the strength of an odor, although a higher frequency of odor detection would be expected. It is not possible to predict what specific cannabis plant strains would occur at proximate sources. However, the overall strength of odor generally would not necessarily be worse under Alternative 3 (All License Types with High Limits) versus Alternative 1 (Existing Operations with CLUO). It should be noted that both the strength and frequency at which the odors from any specific alternative may be detected would be reduced with a large buffer as compared to a small buffer because greater dispersion would occur under the larger separation distance.

Notwithstanding implementation of the cannabis odor minimization measures specified above,

including buffers, odors cannot be completely eliminated such that they would not be detectable off-site. This is true for each of the five alternatives and various buffer distances evaluated as part of this EIR. While the measures would reduce the likelihood of nuisance odors, the potential for odor emissions to occur remains. Therefore, this impact is conservatively considered significant for all alternatives, as explained further below.

To ensure the overall quality and consistency of odor investigations, odor verification is conducted by County cannabis enforcement officers who have been screened and determined to be of normal odor sensitivity pursuant to European Standard EN 13725. The officers have also been trained in odor detection using a Nasal Ranger field olfactometer.

When a complaint is received via the County's on-line cannabis complaint form, the weather conditions at the time of the complaint are automatically provided. Since meteorology plays a role in cannabis odors, the County tries to verify the complaint on a day and time when the weather conditions at the time of the complaint can best be replicated. (Strachan 2019)

Compliance with odor control requirements under CLUO Section 8-2.1408(DD)(1) for cannabis uses located within a greenhouse or building can be accomplished through the use of equipment such as the following (Trinity Consultants 2019):

- Activated carbon air filters (carbon scrubber) – forced air circulation through activated carbon filter to filter out odors prior release from the facility.
- Biofilters – a control that utilizes biological adsorptive media.
- Plasma ion technology – odorous gases and aerosols interact with ions and are neutralized.
- Air filters – air passes through densely woven fiber screens which trap odorous particulates (this is viewed as a less effective option relative to carbon scrubbers, biofilters, and is often paired with other technologies).

Using an appropriate odor control technology (such as the examples listed above) coupled with a well engineered ventilation design, it would be expected that a facility could achieve the allowable threshold for cannabis odor in CLUO Section 8-2.1408 (DD)(1). (Scullion, 2019).

CLUO Section 8-2.1408(DD)(3) includes suggested odor control for outdoor cannabis uses that consist of using different plant strains, relocation of outdoor cultivation to mixed-light or indoor cultivation in a greenhouse or indoor building, odor easements, and/or other methods proven to be effective and accepted by the County. There are cannabis plant strains under development that have reduced odor potential. However, no technical studies are available at this time to confirm the effectiveness of these strains. As discussed above, conversion to indoor or mixed-light cultivation in a greenhouse building can provide effective odor control through operation of filtration systems and comply with the CLUO 7 D/T standard. Odor easements and buffer areas are often used for facilities such as landfills and wastewater treatment plants (e.g., Sacramento Regional Wastewater Treatment Plant) to effectively address nuisance odors. Implementation of the enforcement provisions of CLUO Section 8-2.1408(CC) when a persistent odor nuisance from a cannabis site is verified would require the County enforcement officer to either issue an alert, warning citation, or a Notice of Violation that identifies the need for corrective action. If complaints are not addressed by the cannabis site operators, the County enforcement officer may take immediate steps to address the nuisance which could include revocation of cannabis licensing and/or the Cannabis Use Permit.

Alternatives 1, 2, 3, and 5 assume that personal use outdoor cultivation may occur in any zoning district on a parcel developed with a legal residence. Personal use outdoor cultivation of up to six plants is assumed to occur within pots or garden areas of such parcels. Alternative 4 would limit personal use cultivation to indoor only. These activities would likely involve no more than 100 square feet of land

to be outside of front yard and side yard setback areas. No odor impacts are expected to occur because the limited odor potential of six plants is not expected to generate nuisance odors in excess of 7 D/T off the parcel. Personal use outdoor cultivation would be subject to enforcement actions by the County if it creates a verified persistent nuisance odor issue as provided under CLUO Sections 8-2.1408(CC) and 8-2.1412.

Alternative 1: Cultivation (Ancillary Nurseries and Processing Only) with Existing Limits (Existing Operations with CLUO) (CEQA Preferred Alternative)

While most of the existing licensed commercial cannabis cultivation operations would remain in their current locations, nine of the existing sites are assumed to be required to relocate under the CLUO zoning standards because of proposed zoning restrictions (e.g., locations in residential zones). As shown in Exhibit 2-4, most of this existing cultivation occurs along the SR 16 corridor west of the City of Woodland with 22 sites located

between the communities of Rumsey and Guinda. This alternative assumes 75-foot buffers between cultivation sites and occupied residences and 1,000-foot buffers between cultivation sites and identified sensitive receptors under the CLUO. No new commercial cannabis uses are assumed under this alternative.

As identified above, the CLUO would restrict cannabis uses to agricultural, commercial, and industrial zoned land that generally does not contain sensitive receptors (CLUO Section 8-2.1407), buffers between outdoor cannabis uses and sensitive receptors (CLUO Section 8-2.1408[E] establish odor control requirements that

would prohibit nuisance odors from leaving the cannabis site in excess of 7 D/T, identifies a process of corrective actions for nuisance odor conditions, and requires the development of an Odor Control Plan (CLUO Sections 8-2.1408[CC] and 8-2.1408[DD]). It is acknowledged that this could involve the conversion from outdoor cultivation operations to mixed-light or indoor cultivation within greenhouse buildings designed with odor control in order to achieve compliance with the CLUO odor standards, similar to what is assumed under Alternative 4. As noted above, this alternative is assumed to result in the relocation of nine existing cultivation sites from residential zoned areas, which would substantially reduce potential nuisance odor issues in these residential zoned areas.

While these measures would minimize the likelihood of nuisance odors, the potential for odor emissions to occur remains. This impact is conservatively considered significant for Alternative 1.

Alternative 2: All License Types with Moderate Limits

Under Alternative 2, it was assumed for analysis purposes that there would be two new cultivation sites constructed as well as a total of 52 new noncultivation uses. Additionally, it was assumed for analysis purposes that 30 of the 78 existing cultivation sites would be relocated due to zoning restrictions (e.g., locations in residential zones) and buffering standards under the CLUO.

New cannabis uses assumed under this alternative that could generate odors include cultivation (two new sites), nurseries (five sites), processing (five sites), microbusiness (five sites) and manufacturing (20 sites). As shown in Exhibit 2-5, this Alternative assumes the following new cannabis uses and potential odor sources in proximity to various communities:

- Guinda: three manufacturing sites and two microbusiness sites
- Esparto: one manufacturing site and one microbusiness site

- Yolo: one manufacturing site
- Dunnigan: two manufacturing site, one nursery site, one processing site, and one cultivation site

The CLUO would restrict cannabis uses to agricultural, commercial, and industrial zoned land that generally does not contain sensitive receptors (CLUO Section 8-2.1407). Buffers between outdoor cannabis uses and sensitive receptors (CLUO Section 8-2.1408[E]) establish odor control requirements that would prohibit nuisance odors from leaving the cannabis site in excess of 7 D/T, identifies a process of corrective actions for nuisance odor conditions, and requires the development of an Odor Control Plan (CLUO Sections 8-

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2.1408[CC] and 8-2.1408[DD]). As noted above, this alternative is assumed to result in the relocation of 30 existing cultivation sites from residential zoned areas and compliance with the buffer requirements that would substantially reduce potential nuisance odor issues associated with these existing and eligible cultivation sites by increasing the distance between the odor source and defined sensitive receptors.

While these measures would minimize the likelihood of nuisance odors, the potential for odor emissions to occur remains. This impact is conservatively considered significant for Alternative 2.

#### Alternative 3: All License Types with High Limits

This alternative is assumed to result in the construction of 82 new cultivation sites and total of 104 new noncultivation uses. Additionally, it was assumed for analysis purposes that nine of the 78 existing cultivation sites would be relocated under the CLUO zoning restrictions (e.g., locations in residential zones).

New cannabis uses assumed under this alternative that could generate odors include cultivation (82 new sites), nurseries (10 sites), processing (10 sites), microbusinesses (10 sites), and manufacturing (40 sites). As shown in Exhibit 2-6, this Alternative assumes the following new cannabis uses and potential odor sources in proximity to various communities:

- Guinda: three manufacturing sites, three cultivation sites, three microbusinesses, one nursery site, and two processing sites
- Esparto: two manufacturing sites, three cultivation sites, one microbusiness, and one processing site
- City of Woodland: four manufacturing sites and three cultivation sites
- Yolo: one manufacturing site and one cultivation site
- Dunnigan: four manufacturing sites, two cultivation sites, two nursery sites, two microbusinesses, and one processing site

As identified in Alternative 2, the CLUO would restrict cannabis uses to agricultural, commercial, and industrial zoned land that generally does not contain sensitive receptors (CLUO Section 8-2.1407). Buffers between outdoor cannabis uses and sensitive receptors (CLUO Section 8-2.1408[E]) establish odor control requirements that would prohibit nuisance odors from leaving the cannabis site in excess of 7 D/T, identifies a process of corrective actions for nuisance odor conditions, and requires the development of an Odor Control Plan (CLUO Sections 8-2.1408[CC] and 8-2.1408[DD]). As noted above, this alternative is assumed to result in the relocation of nine existing cultivation sites from

residential zoned areas that would substantially reduce potential nuisance odor issues in these residential zoned areas.

While these measures would minimize the likelihood of nuisance odors, the potential for odor emissions to occur remains. This impact is conservatively considered significant for Alternative 3.

Alternative 4: Mixed-Light/Indoor License Types Only with Moderate Limits, No Hoop Houses or Outdoor Types Under Alternative 4, it was assumed for analysis purposes that nine of the 78 existing cultivation sites would be relocated under the CLUO zoning restrictions (e.g., locations in residential zones). It was also assumed that 75 of the existing and eligible cannabis sites with outdoor cultivation would convert entirely to indoor or mixed-light (greenhouse) cultivation. This alternative is also assumed to result in the construction of two new mixed-light or indoor cultivation sites and a total of 52 new noncultivation uses.

New cannabis uses assumed under this alternative that could generate odors include cultivation (two new sites), nurseries (five sites), processing (five sites), microbusinesses (five sites), and manufacturing (20 sites). As shown in Exhibit 2-7, this alternative assumes the following new cannabis uses and potential odor sources in proximity to various communities:

Yolo County

3.3-36 Cannabis Land Use Ordinance Draft EIR  
Ascent Environmental Air Quality and Odors

- Guinda: three manufacturing sites and two microbusiness sites
- Esparto: one manufacturing site and one microbusiness site
- Yolo: one manufacturing site
- Dunnigan: one manufacturing site, one nursery site, and one processing site

As identified in Alternative 2, the CLUO would restrict cannabis uses to agricultural, commercial, and industrial zoned land that generally does not contain sensitive receptors (CLUO Section 8-2.1407), buffers between outdoor cannabis uses and sensitive receptors (CLUO Section 8-2.1408[E] establish odor control requirements that would prohibit nuisance odors from leaving the cannabis site in excess of 7 D/T, identifies a process of corrective actions for nuisance odor conditions, and requires the development of an Odor Control Plan (CLUO Sections 8-2.1408[CC] and 8-2.1408[DD]). Odor control for building ventilation systems associated with mixed-light cultivation, indoor cultivation, nurseries, manufacturing, microbusinesses, and processing facilities would be required by CLUO Section 8-2.1408(DD).

Because Alternative 4 assumes all cannabis activities are conducted within structures, this Alternative is likely to have lower odor impacts overall than Alternatives 1, 2, 3, and 5. Specifically, CLUO Section 8-2.1408 (DD) (1) requires that: "Indoor and mixed light uses must install and maintain the following minimum equipment: an exhaust air filtration system with odor control that effectively minimizes internal odors from being emitted externally; an air system that creates negative air pressure between the facilities interior and exterior so that odors outside of the facility will not exceed the maximum dilution-to-threshold, as defined herein; or other odor control system which effectively minimizes odor. Nevertheless, while the assumptions of this alternative and the identified odor control measures would minimize the likelihood of nuisance odors, the potential for odor emissions to occur remains. This impact is conservatively considered significant for Alternative 4.

Alternative 5: All License Types with Moderate Limits, within Agricultural Zones Only, No Retail Under Alternative 5, it was assumed for analysis purposes that there would be two new cultivation

sites constructed as well as a total of 50 new noncultivation uses. Additionally, it was assumed for analysis purposes that 30 of the 78 existing cultivation sites would be relocated due to zoning restrictions (e.g., locations in residential zones) and buffering standards under the CLUO.

New cannabis uses assumed under this alternative that could generate odors include cultivation (two new sites), nurseries (five sites), processing (five sites), microbusinesses (five sites), and manufacturing (10 sites). As shown in Exhibit 2-8, this Alternative assumes the following new cannabis uses and potential odor sources in proximity to various communities:

- Guinda: three manufacturing sites and two microbusiness sites
- Esparto: one manufacturing site and one microbusiness site
- Yolo: one manufacturing site
- Dunnigan: two manufacturing sites, one nursery site, one processing site, and one cultivation site

As identified in Alternative 2, the CLUO would restrict cannabis uses to agricultural zoned land that generally does not contain sensitive receptors (CLUO Section 8-2.1407), buffers between outdoor cannabis uses and sensitive receptors (CLUO Section 8-2.1408[E] establish odor control requirements that would prohibit nuisance odors from leaving the cannabis site in excess of 7 D/T, identifies a process of corrective actions for nuisance odor conditions, and requires the development of an Odor Control Plan (CLUO Sections 8-2.1408[CC] and 8-2.1408[DD]). It is acknowledged that this may require the conversion from outdoor cultivation operations to mixed-light or indoor cultivation within greenhouse buildings designed with odor

Yolo County

Cannabis Land Use Ordinance Draft EIR 3.3-37  
Air Quality and Odors Ascent Environmental

control to comply with the CLUO odor standards similar to what is assumed under Alternative 4. As noted above, this alternative is assumed to result in the relocation of 30 existing cultivation sites from residential zoned areas and compliance with the buffer requirements that would substantially reduce potential nuisance odor issues associated with these existing and eligible cultivation sites by increasing the distance between the odor source and defined sensitive receptors.

While these measures would minimize the likelihood of nuisance odors, the potential for odor emissions to occur remains. This impact is conservatively considered significant for Alternative 5.

## Mitigation Measures

### Mitigation Measure AQ-1: Conduct Wind Pattern Evaluations to Evaluate Odor Control (Alternatives 1, 2, 3, 4, and 5)

The following shall be included as a new performance standard in Section 8-2.1408 (DD) of the CLUO:

- As part of the cannabis use permit process, County staff shall conduct a wind pattern evaluation of each cannabis use application. This evaluation will utilize wind roses (a circular display of the frequency of wind coming from specific directions over a specified period of time). The wind pattern evaluation will identify receptors (as defined in Section 8.2-1408 [E]) located downwind of a proposed cannabis use and potentially affected by nuisance odor for a predominant period of time based on the wind frequency. This will provide staff with additional information for consideration when evaluating a cannabis use permit application.

Notwithstanding the implementation of this measure and other identified existing and proposed regulations, the potential for impacts to occur is conservatively identified as significant and

unavoidable because:

- Cannabis remains a controversial activity.
- Some neighbors have expressed that they are very sensitive to the odor and find it to be highly objectionable.
- The proposed regulatory threshold is not zero-detect which means that some odor will be detectable and will be considered acceptable under the regulations.
- Odor exceedances in excess of the allowable level may be higher in early years as the industry and technology evolve despite the fact that enforcement will occur under the ordinance.

Therefore, this impact is conservatively considered significant and unavoidable for all alternatives.

**From:** [Rachel Zierdt \(via Google Docs\)](#)  
**To:** [Cannabis](#)  
**Cc:** [Scott Orr](#)  
**Subject:** YoloCountyAirQuality\_DEIR (1) (1)  
**Date:** Monday, August 16, 2021 8:59:51 AM  
**Attachments:** [YoloCountyAirQuality\\_DEIR \(1\) \(1\).pdf](#)

---



[rzierdt@gmail.com](mailto:rzierdt@gmail.com) attached a document



[rzierdt@gmail.com](mailto:rzierdt@gmail.com) has attached the following document:

this is part of the EIR that addresses odor and other considerations that Yolo county uses in permitting cannabis.



YoloCountyAirQuality\_DEIR (1) (1)

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because [rzierdt@gmail.com](mailto:rzierdt@gmail.com) shared a document with you from Google Docs.



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**From:** [Kim Roberts-Gutzman](#)  
**To:** [Cannabis](#)  
**Subject:** Stop cannabis permits  
**Date:** Tuesday, August 17, 2021 7:51:01 PM

---

The press democrat has done a survey in the county on cannabis growing.  
77% don't want a cannabis farm within a mile of there home.

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**From:** [Mary Ann Ciavonne](#)  
**To:** [Cannabis](#)  
**Subject:** Cannabis in Sonoma County  
**Date:** Tuesday, August 17, 2021 6:58:03 AM

---

Thank you for the informative and honest exchange in last weeks zoom on Cannabis concerns in Sonoma County.

MaryAnn Ciavonne

I urge you to prioritize neighborhood compatibility by limiting cannabis cultivation and processing to areas that do not create noise and odor nuisances for residents, are not in public view, are not in impaired watersheds and do not impact wildfire or public safety such as high fire risk zones or areas without legal fire safe roads. Permit cannabis processing only on designated commercial and industrial zoned land. A new ordinance must be science-based to ensure cannabis operation permitting does not create individual or a cumulative impacts. Please adopt a moratorium until Sonoma County prepares an EIR to determine environmental conditions and an ordinance to set standards for the industry.

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**From:** [Chiemi Middleton](#)  
**To:** [Cannabis](#)  
**Subject:** Public Comment for the Visioning Workshops\*  
**Date:** Wednesday, August 18, 2021 4:02:36 PM

---

**Prioritize neighborhood compatibility by limiting cannabis cultivation and processing to areas that do not create noise and odor nuisances for residents, are not in public view, are not in impaired watersheds or water scarce zones 3 and 4, are accessed by legal fire safe roads and do not impact public safety. No permitting in high fire risk zones or on remote roads with evacuation challenges. Permit cannabis processing only on designated commercial and industrial zoned land. A new ordinance must address neighborhood compatibility and be science-based to ensure cannabis operation permitting does not create individual or cumulative impacts.**

**Please take into account abiding by ONLY designated LEA, LIA, DA zones and ONLY in these zones that are appropriate for this specific production.**

**Thank you!**

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**From:** [craigspencerharrison@gmail.com](mailto:craigspencerharrison@gmail.com) <[craigspencerharrison@gmail.com](mailto:craigspencerharrison@gmail.com)>

**Sent:** Friday, August 20, 2021 7:46 AM

**To:** Crystal Acker <[Crystal.Acker@sonoma-county.org](mailto:Crystal.Acker@sonoma-county.org)>; Scott Orr <[Scott.Orr@sonoma-county.org](mailto:Scott.Orr@sonoma-county.org)>; Cannabis Complanit <[CalCannabis\\_Enforcement@cdfa.ca.gov](mailto:CalCannabis_Enforcement@cdfa.ca.gov)>

**Cc:** Susan Gorin <[Susan.Gorin@sonoma-county.org](mailto:Susan.Gorin@sonoma-county.org)>

**Subject:** Cannabis Virtual Survey

## EXTERNAL

On behalf of Bennett Valley Residents for Safe Development, I am interested in the virtual survey that is scheduled for the week of August 30.

Many of the questions in the visioning sessions seemed biased toward the cannabis industry, and I hope the questions that you pose in the virtual survey will provide useful information for decision makers from the perspective of the 99% who are not part of that industry.

Here are three questions that I ask that you will include. I would hope that county staff and supervisors would like to know the answers to these questions to help shape a vision for Sonoma County that can be shared by all residents.

1. Should individual communities should be granted the power to create exclusion zones banning commercial cannabis cultivation?
2. Should all parts of cannabis cultivation operations should be screened from public roadways, including the plants themselves and accessory structures.
3. In what proximity to your own home would you feel comfortable having a cannabis grow:

Adjacent

At least ¼ mile

At least ½ mile

At least 1 mile

At least 5 miles

No distance is OK

Thanks for your consideration.

Craig S. Harrison

4953 Sonoma Mountain Road

Santa Rosa, CA 95404

707-573-9990

<https://www.craigsharrison.net/>

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**From:** [Nancy and Brantly Richardson](#)  
**To:** [Scott Orr](#)  
**Cc:** ["Murphy, Emma"](#); [ethan.varian@pressdemocrat.com](mailto:ethan.varian@pressdemocrat.com); [Cannabis](#); [Crystal Acker](#); [Susan Gorin](#); [David Rabbitt](#); [district5](#); [district4](#); [Chris Coursey](#); [Tennis Wick](#)  
**Subject:** CANNABIS VIRTUAL SURVY - SUGGESTED QUESTION  
**Date:** Friday, August 20, 2021 11:14:41 AM

---

*Scott, We heard from many people who were upset with the visioning workshop questions. They expect the questions in the upcoming virtual survey starting the week of August 30<sup>th</sup> to be equally slanted. Here is a question we would like to see included in your survey:*

*Do you favor a temporary moratorium or pause in approval of cannabis permits until we see what is going to happen next year with the water crisis? Yes or No? We think the general public and the supervisors would like to know the answer to this question in light of the climate crisis and the historic drought our County is facing.*

*Best, Nancy and Brantly*

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**From:** [Mary Plimpton](#)  
**To:** [Cannabis](#)  
**Subject:** Santa Barbara County  
**Date:** Wednesday, August 25, 2021 9:26:30 AM

---



Assume you are aware of the upheavals in Santa Barbara County.

<https://newspress.com/board-of-supervisors-needs-supervision-on-cannabis-issues/>

Hoping Sonoma County can avoid problems of this sort.

MORATORIUM!!!

Actually, in my opinion, ideally:

REVERSE COURSE:

NO (“legal cultivation” of) CANNABIS IN SONOMA COUNTY

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**From:** [craigspencerharrison@gmail.com](mailto:craigspencerharrison@gmail.com)  
**To:** [Scott Orr](#); [Crystal Acker](#)  
**Cc:** ["Chris Gralapp"](#); ["Moira Jacobs"](#); ["Victoria De Crescenzo"](#); ["Courtney Dyar"](#); ["Becky Bass"](#); ["Ann storms"](#); ["Richard R. Rudnansky"](#)  
**Subject:** RE: Follow-up from Bennett Valley Small Gorup Meeting  
**Date:** Friday, August 27, 2021 12:37:35 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.jpg](#)

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Scott:

It took me some time to ask around and dig out the files from three years ago. Below is our hard data. The Wickers Group reported numbers as percentages, and you can do the math if you prefer raw numbers. Wickers selected respondents using random digit dialing from lists of registered voters in Sonoma County who had voted in the 2016 general election for president. They conducted 300 live telephone interviews using both landline and cell phones (cell phones made up 43% of all completed surveys). The interviews were conducted from June 15-19, 2018, and the margin of error is 5.7% at a 0.95 confidence level.

I hope that PRMD asks similar kinds of questions using a genuine survey such as this with a reputable polling company to grasp the collective vision for Sonoma County. Then neither side can complain. Such surveys are not cheap, and if you wish to reduce the margin of error, you must increase the sample size and will pay handsomely to do so.

Much of the survey focused on who was responding, to ensure the results are an accurate reflection of Sonoma County voters. Wickers was satisfied that this test was met, and I think that you will concur.

48% male; 52% female

65% supported Proposition 64; 26% opposed; 9% no response

Republican 21%; Democrat 55%; independent 15%; something else 3%; no response 6%

District 1 20%; District 2 19%; District 3 17%; District 4 23%; District 5 22%

Age: 18–34 15%; 35–54 26%; 55–64 29%; 65+ 29%

Urban 25%; Suburban 46%; Rural 26%; no response 3%

Very liberal 17%; Liberal 30%; Moderate 29%; Conservative 13% Very

Conservative 9%; no response 3%

Santa Rosa 42%; Petaluma 14%; Sebastopol 7%; Sonoma 7%; Windsor 6%; Rohnert Park 6%; Healdsburg 5%; Forestville 2%; Guerneville 2%; Cotati 2; Cloverdale 1%; Occidental 1%; Bodega 1%; Glen Ellen 1%; The Sea Ranch 1%

1. **Question/statement. Individual communities should be granted the power to create exclusion zones banning marijuana cultivation.**

Strongly agree 46%; somewhat agree 15%; somewhat disagree 9%; strongly disagree 17% no response 12%.

We eliminated the 12% no responses when we reported this, which calculates to 70% agreeing and 30% disagreeing. Note that 59% of Sonoma County voters approved Proposition 64.

by

2. **Question. Current Sonoma County regulations allow for outdoor commercial marijuana cultivation on sites of up to one acre in size. In what proximity to your own home would you feel comfortable having one of these cannabis grows?**

Adjacent 19%

Minimum of ¼ mile away 13%

Minimum of ½ mile away 10%

Minimum of 1 mile away 16%

Minimum of 5 miles away 16%

No distance would make me comfortable 20%

Not Sure/Refused 7%

We reported these numbers using both the percentages for each response and cumulative percentages. Clearly if people who don't want to be within 1 mile or 5 miles of a grow, they don't want to be within 1/4 mile.

Cumulative

Adjacent 19%

At least ¼ mile 13% 75%

At least ½ mile 10% 62%

At least 1 mile 16% 52%

At least 5 miles 16% 36%

No distance is OK 20% 20%

As a follow-up, we asked Wickers to look for differences among supervisorial districts. There found very little, except that supervisorial district 5 is slightly more uncomfortable with living any distance from a grow (no distance is OK 24%), but slightly fewer (67%) want to live at least one-quarter mile away. We don't have anything else on this.

Cheers,

Craig S. Harrison

4953 Sonoma Mountain Road

Santa Rosa, CA 95404

707-573-9990

<https://www.craigsharrison.net/>

---

**From:** Scott Orr <Scott.Orr@sonoma-county.org>

**Sent:** Thursday, August 26, 2021 8:57 AM

**To:** 'craigspencerharrison@gmail.com' <craigspencerharrison@gmail.com>; Crystal Acker <Crystal.Acker@sonoma-county.org>

**Cc:** Chris Galapp <cgralapp@gmail.com>; Moira Jacobs <moiraajacobs@comcast.net>; Victoria De Crescenzo <victoria@bevancellars.com>; Courtney Dyar <cdyarsf@hotmail.com>; Becky Bass <beckybass@sbcglobe.net>; Ann storms <storms@sonic.net>; Richard R. Rudnansky <rrudnansky@sonic.net>

**Subject:** RE: Follow-up from Bennett Valley Small Group Meeting

Hi Craig, I was hoping to refer to the hard data rather than the press release summary. While I appreciate that it says it was statistically chosen, it doesn't have any numbers or the geographic breakdowns it references as having little difference. Thanks again for your time yesterday!

**Scott Orr**

Deputy Director of Planning

[www.PermitSonoma.org](http://www.PermitSonoma.org)

County of Sonoma

Planning Division

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-1754 | Office: 707-565-1900



Due to the Public Health Orders, online tools remain the best way to access Permit Sonoma's services like permitting, records, scheduling inspections, and general questions. You can find out more about our extensive online services at [PermitSonoma.org](http://PermitSonoma.org).

The Permit Center has reopened with limited capacity to serve customers on Monday, Tuesday, Thursday, Friday from 9:00 AM – 4:00 PM and Wednesday, 10:30 AM – 4:00 PM.

Thank you for your patience as we work to keep staff and the community safe.

---

**From:** [craigspencerharrison@gmail.com](mailto:craigspencerharrison@gmail.com) <[craigspencerharrison@gmail.com](mailto:craigspencerharrison@gmail.com)>

**Sent:** Thursday, August 26, 2021 8:45 AM

**To:** Scott Orr <[Scott.Orr@sonoma-county.org](mailto:Scott.Orr@sonoma-county.org)>; Crystal Acker <[Crystal.Acker@sonoma-county.org](mailto:Crystal.Acker@sonoma-county.org)>

**Cc:** Chris Gralapp <[cgralapp@gmail.com](mailto:cgralapp@gmail.com)>; Moira Jacobs <[moiraajacobs@comcast.net](mailto:moiraajacobs@comcast.net)>; Victoria De Crescenzo <[victoria@bevancellars.com](mailto:victoria@bevancellars.com)>; Courtney Dyar <[cdyarsf@hotmail.com](mailto:cdyarsf@hotmail.com)>; Becky Bass <[beckybass@sbcglobe.net](mailto:beckybass@sbcglobe.net)>; Ann storms <[storms@sonic.net](mailto:storms@sonic.net)>; Richard R. Rudnansky <[rrudnansky@sonic.net](mailto:rrudnansky@sonic.net)>

**Subject:** Follow-up from Bennett Valley Small Gorup Meeting

Scott asked about the survey that SOSN did in 2018.

Attached is the press release. It ahs been submitted innumerable times to various county officials, and in comments on permit applications.

Craig S. Harrison

4953 Sonoma Mountain Road

Santa Rosa, CA 95404

707-573-9990

<https://www.craigsharrison.net/>

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**From:** [Josh Richards](#)  
**To:** [Cannabis](#)  
**Date:** Friday, August 27, 2021 4:05:45 AM

---

Get your head out of your ass and realize how much money you guys are not getting in permits and Revenue. How stupid can stupid be

[Sent from Yahoo Mail on Android](#)

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**From:** [Mary Plimpton](#)  
**To:** [Scott Orr](#)  
**Cc:** [Crystal Acker](#); [Cannabis](#)  
**Subject:** Re: Question for Up-coming community survey  
**Date:** Friday, August 27, 2021 1:12:09 PM

---

Thank you for your consideration.

You are in a challenging position.

After the BoS's vote on 5/18, you were tasked with implementing a successful cannabis program.

Because that vote killed the long-negotiated Ord 38, the pro-cannabis folks are frustrated with and angry at you.

Because of the imposition on communities - without notice, discussion or real vetting - of a thirsty, smelly, crime-magnet crop, anti-cannabis constituents are frustrated with and angry at you.

Hope you can go home and enjoy a nice glass of premium Sonoma County wine (or a joint?) to usher in a well-deserved weekend.

Thank you again for considering my proposed question about how County residents would prioritize water allocations.

Mary Plimpton  
Franz Valley

On Aug 27, 2021, at 12:43 PM, Scott Orr <[Scott.Orr@sonoma-county.org](mailto:Scott.Orr@sonoma-county.org)> wrote:

Hi Mary, it was good to meet you the other day!

We are developing survey questions based on the 1,000+ comments we got during the visioning sessions, including comments about a moratorium, the effects of climate change, and water availability. The survey might not cover every conceivable topic but will focus on areas where staff can learn from the public and topics where feedback is most useful for the draft ordinance.

This is not the first request for specific questions to be added to the survey. While it is encouraging that people are excited about the survey, to maintain a fair process, we will not be allowing any stakeholders to write questions. We know we must earn the community's trust, and we intend to do so by giving everyone an equal opportunity to provide input.

**Scott Orr**

Deputy Director of Planning

[www.PermitSonoma.org](http://www.PermitSonoma.org)

County of Sonoma

Planning Division

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-1754 | Office: 707-565-1900

[<image001.png><image002.png><image003.png><image004.png>](#)

[<image005.jpg>](#)

Due to the Public Health Orders, online tools remain the best way to access Permit Sonoma's services like permitting, records, scheduling inspections, and general questions. You can find out more about our extensive online services at [PermitSonoma.org](http://PermitSonoma.org).

The Permit Center has reopened with limited capacity to serve customers on Monday, Tuesday, Thursday, Friday from 9:00 AM – 4:00 PM and Wednesday, 10:30 AM – 4:00 PM.

Thank you for your patience as we work to keep staff and the community safe.

---

**From:** Mary Plimpton <[mbplimpton@gmail.com](mailto:mbplimpton@gmail.com)>

**Sent:** Friday, August 27, 2021 11:56 AM

**To:** Scott Orr <[Scott.Orr@sonoma-county.org](mailto:Scott.Orr@sonoma-county.org)>; Crystal Acker <[Crystal.Acker@sonoma-county.org](mailto:Crystal.Acker@sonoma-county.org)>

**Cc:** Cannabis <[Cannabis@sonoma-county.org](mailto:Cannabis@sonoma-county.org)>

**Subject:** Question for Up-coming community survey

Mr Orr, Ms Acker, Cannabis study group:

I would like to see the following question included in the forth-coming community survey:

Please rank your priorities for WATER allocation and usage, from #1/most important to #10/least important

\_\_\_ Water for recreational activities (boating, fishing, etc)

\_\_\_ Water for animal feed (alfalfa, hay, etc)

\_\_\_ Water for cannabis

\_\_\_ Water for personal hygiene

\_\_\_ Water for food animals, animals products (eg, cows for dairy products; cows for meat; ditto sheep and goats. Swine for meat. Etc)

\_\_\_ Drinking water

\_\_\_ Water for food crops - vegetables, fruits

\_\_\_ Water for wine grapes

\_\_\_ Water for cooking

\_\_\_ Other (list:

---

Thank you for your consideration.  
Mary Plimpton  
(Franz Valley)

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**From:** [Mary Plimpton](#)  
**To:** [Scott Orr](#); [Crystal Acker](#)  
**Cc:** [Cannabis](#)  
**Subject:** Question for Up-coming community survey  
**Date:** Friday, August 27, 2021 11:55:39 AM

---

Mr Orr, Ms Acker, Cannabis study group:

I would like to see the following question included in the forth-coming community survey:

Please rank your priorities for WATER allocation and usage, from **#1/most** important to **#10/least** important

\_\_\_ Water for recreational activities (boating, fishing, etc)

\_\_\_ Water for animal feed (alfalfa, hay, etc)

\_\_\_ Water for cannabis

\_\_\_ Water for personal hygiene

\_\_\_ Water for food animals, animals products (eg, cows for dairy products; cows for meat; ditto sheep and goats. Swine for meat. Etc)

\_\_\_ Drinking water

\_\_\_ Water for food crops - vegetables, fruits

\_\_\_ Water for wine grapes

\_\_\_ Water for cooking

\_\_\_ Other (list: \_\_\_\_\_)

Thank you for your consideration.

Mary Plimpton  
(Franz Valley)

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**From:** [Rachel Zierdt](#)  
**To:** [Cannabis](#); [Crystal Acker](#); [Scott Orr](#)  
**Subject:** questions for survey (Question1, 3, and 12 are key)  
**Date:** Friday, August 27, 2021 8:57:40 AM

---

\*\*\*\*1. Do you live in unincorporated Sonoma County?

1a....RR, AR, DA, LEA, RRD (this might be appropriate to ask as well..)

2. How close are your nearest neighbors' perimeter? 100 feet or less? 200 feet? More than 500 feet?

\*\*\*3. Have you ever lived next to a cannabis grow?

4. Would living next to a business that is open 24/7, 365 days a year bother you?

5. Do you rely on a well for your regular water use?

6. If so are you worried about your well going dry?

7. Have you seen a deterioration in the water quality in the last three years?

7a. Have you seen a diminishing of the amount of water in your well in the last three years?

8. If you lived near cannabis grow did the smell of the mature plants bother you?

9. If you share a road with your neighbors, do you think that heavier users should be responsible of the road maintenance for business purposes ( those running Orchards, vineyards, cannabis operations)?

10. Would you feel safe living next to a cannabis growing operation?

11. How far away from the cannabis grow would you like to live? 100 feet? 1000 feet? Half a mile? 1 mile?

\*\*\*12. If the cannabis grower has already been operating, would you buy property next to the grow?

13. Do you think neighbors should be notified if a cannabis grow were being proposed nearby?

14. How safe would you feel if a cannabis grow happened near your house? Safe? Somewhat safe? Unsafe?

15. How confident are you in the county officials being able to adequately enforce the cannabis regulations? Confident? Somewhat confident? No confidence?

16. If you lived near a cannabis grow in the past, how was the experience? Good, neutral neither (good nor bad), bad experience.

17. Should neighborhoods have the right to opt out of having cannabis grown nearby?

18. Are you comfortable turning in a neighbor who is violating local regulations?

19. Should any businesses that are run on neighborhood shared roads be required to get permission from neighbors before work operations commence?

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**From:** [Veva Edelson](#)  
**To:** [Scott Orr](#); [Crystal Acker](#)  
**Subject:** Proposed Questions for Survey  
**Date:** Friday, August 27, 2021 9:43:45 AM

---

Greetings Crystal and Scott.

I heard you are taking a collection of questions for your upcoming survey. Please consider including these:

Do you think that climate change makes it necessary for us to reconsider how we view land use and our shared resources?

During this time of great species loss do you value protecting our biotic resources?

Would you be concerned if there is a fire at cannabis operation adjacent to a home about THC in the smoke impairing the evacuation process?

Thank you

Veva Edelson

Carbon Farmer/ Artist  
Piano Farm  
Bloomfield CA  
415 640-8837

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## Cannabis Exclusion Zone

Chapter 26 of the Sonoma County Code is amended to add a new Chapter 73 as follows:

### Article 73 -- Cannabis Exclusion Combining District

#### Sec. 26-73-005 – Purpose

The purpose of the Cannabis Exclusion Combining District to allow for the exclusion of cannabis uses which are otherwise allowed in the base zoning district based upon factors specific to particular properties, neighborhoods or regions, including residents' wishes.

#### Sect. 26-73-010 – Permitted Uses

Cannabis uses which require a land use permit pursuant to Section 26-88-250 of the Sonoma County Code shall be prohibited in Cannabis Exclusion Combining Districts. All other uses permitted in the base district to which a Cannabis Exclusion Combining District is applied shall be allowed in accordance with the provisions of the base zoning district.

#### Sec. 26-73-020 – Criteria

A Cannabis Exclusion Combining District may be applied to properties, neighborhoods or areas based on one or more of the following criteria:

- (a) cannabis uses would be inconsistent with the reasonable expectations of residents concerning their community's character or quality of life;
- (b) cannabis uses would unreasonably interfere with the use or benefit or enjoyment of neighboring properties;
- (c) cannabis uses would pose an unreasonable risk to the physical, social or economic environment;
- (d) existing infrastructure, natural resources or public services are insufficient to adequately support cannabis uses;

- (e) there is an undue concentration of cannabis uses nearby;
- (f) the exclusion of cannabis uses District would further public benefit, convenience and necessity;
- (g) cannabis uses would otherwise be detrimental to the public health, safety and welfare.

#### Sec. 26-73-030 – Procedure

Property may be zoned Cannabis Exclusion Combining District, or the boundaries of a Cannabis Exclusion Combining District may be adjusted, as a zoning change processed in accordance with the provisions of Chapter 26, Article 96 of the County Code.

#### Sec. 26-73-040 – Nonconforming Cannabis Uses

The provisions of Chapter 26, Article 94 of the County Code shall apply to uses rendered legal nonconforming uses by reason of the establishment of a Cannabis Exclusion Combining District, except that such uses shall be terminated upon the cessation of their actual operation for a period of not less than six months, or upon the expiration of the cannabis use permit or cannabis zoning permit governing such uses, whichever occurs first

**Discussion Paper**  
**KEY ISSUES AND POLICY OPTIONS**

**CANNABIS CULTIVATION WITHIN**  
**RESOURCES AND RURAL DEVELOPMENT (RRD) LANDS**

**BACKGROUND**

The RRD zone is comprised of more sensitive natural resource lands, which are generally steep slopes, very remote, primarily accessed by unpaved narrow roads, have little to no groundwater resources, and designated as high fire hazard areas. The RRD zone makes up 39% of the County, with 56% of RRD zoned parcels measuring 10 acres or more.

According to the Sonoma County General Plan, *“the RRD land use allows residences at very low densities due to lack of infrastructures, greater distance from public services, poor access, conflicts with resource conservation and production, and significant physical constrain and hazards. Proposed amendments to the Land Use Map in this category shall consider all of these factors. The intent is that natural resource areas be managed and conserved and production activities avoid depletion and promote replenishment of renewable resources.”*

Industry representatives have indicated that the majority of cannabis cultivation is occurring within the RRD zone. This is likely because the parcels are large and remote and there are not many residences. For these reasons there is a reduced concern of neighborhood compatibility issues such as odor, visibility, and loss of housing stock; however, cultivation within this zone presents other challenges. The primary concerns with permitting cultivation within the RRD zone are environmental impacts, site access, security, water availability, fire hazards, and waste water discharge.

**KEY ISSUES**

**Fire Hazards**

Cannabis operations are associated with high fire risk and have been responsible for structure fires in both urban and rural areas. Indoor and mixed light cultivation utilize large amount of electricity and operations have been known to install inadequate or improper electrical equipment, which increases the likelihood of fire hazards. The Sonoma County Hazard Mitigation Plan and GP 2020 designate the majority of RRD lands within the Wildland Fire Hazard Areas as “very high” or “high.” Although cannabis cultivation operations would have to obtain proper building and electrical permits, allowing cannabis in this area would increase the number of structures and people that would potentially need emergency protection.

**Emergency Services**

The remote RRD zoned areas are primarily accessed by one lane gravel roads that are remnants of old logging roads. Most cultivation facilities would be required to construct paved, 2-way roads with an 18 foot minimum width, sufficient for emergency vehicle access. Water for fire suppression may also be required. Emergency response in these areas are handled by volunteer fire departments and response times vary.

**Water Availability**

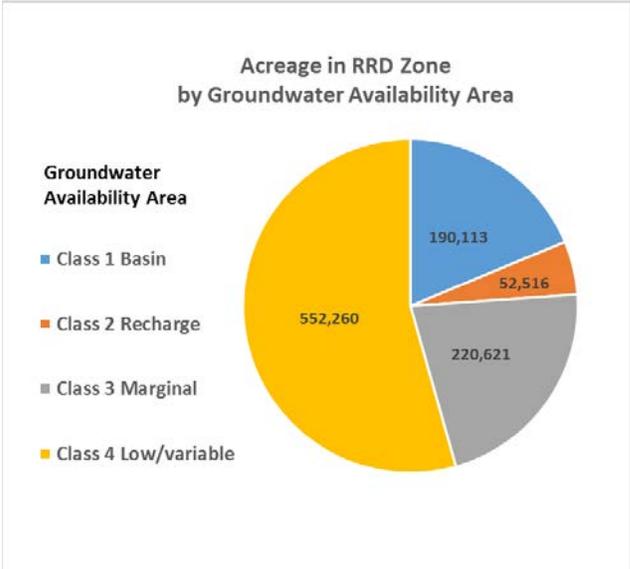
The majority of land within the RRD zone is water scarce, and designated Groundwater Availability Class 4 area with low or high variable water yield. This low availability of water is problematic because cannabis needs a sustained amount of moisture. Estimates of water use for cannabis cultivation operations range from one and six gallons per day per individual cannabis plant during the growing period. The table below provides a range of water demand depending on the size and type of operation, as supplied by various industry sources. For comparison purposes, a single family residence uses 1.5 to 2.0 acre-feet of water per year.

**Table 1: Projected Water Use for Cannabis**

Type of cultivation	Maximum Size	Number of Plants	Water Use (Gallons per year)	Water Use (Acre Feet Per Year)
Cottage	25 plants	25	9,125 to 54,750	0.03 to 0.2
Outdoor cultivation	5,000 sf	556	133,440 to 800,640	0.4 to 2.5
Indoor cultivation	5,000 sf	556	202,940 to 1,217,640	0.7 to 4.0
Outdoor cultivation	10,000 sf	1,111	266,640 to 1,599,840	0.8 to 5.0
Indoor cultivation	10,000 sf	1,111	405,515 to 2,433,090	1.3 to 8.0

\*Assumes a range of 1 to 6 gallons per day

**Figure 1: Acreage in RRD Zone by Groundwater Availability Area**



Cannabis cultivation operations may have an impact on existing groundwater resources. Within the RRD zone, Class 4 water scarce areas are typically located in the upper watershed areas with fractured rock aquifers which are difficult to characterize the extent and availability of water. The proposed Ordinance includes a strict standard that would require operations within Class 4 areas (80% of the RRD zoned parcels) to have “no net increase” in water use, achievable through implementation of water conservation measures. These could include rainwater catchment, recycled water reuse, water recharge projects, or similar measures. Of the 7,613 parcel in RRD 1,082 parcels are within Groundwater Availability Areas 1-3 and would not have to adhere to the “no net water increase” standard.

**Roadways in RRD**

The RRD zone is known for steep, rocky, hillsides. New road construction in steep areas may present significant hazards related to design and safety. A large addition of new roads within this zone would require ongoing maintenance and may cause erosion, sedimentation, and dust issues over the long term.

## Security

The remote nature and reduced visibility of the RRD zone presents safety issues for cultivation operations. Many operations will have a 24 hour/7 days per week security guard and video surveillance. The remote locations coupled with such security measures may present safety concerns for the residents living in these areas.

## Development Criteria and Operating Standards

The following abbreviated list of proposed commercial cultivation standards (Exhibit B) would reduce impacts in the RRD zone:

- A. Required adherence to Building Code and Grading Ordinance
- B. Property Setbacks (outdoor and mixed light) - 100 feet from property lines, 300 feet from occupied residences and business on adjacent properties
- C. Biotic Assessment required for sensitive habitat areas
- D. Cultivation shall not be located on slopes that exceed 15%
- E. No tree removal (unless subject to a use permit)
- F. Protection of Important Farmlands - no conversion unless offset
- G. Cultural and historic resource protection - avoid or mitigate impacts to resources
- H. Vegetation and fencing required for screening
- I. Site Security Plan
- J. All lighting shall be fully contained and not visible from off site
- K. Stormwater Management Plan and Erosion and Sediment Control Plan
- L. Fire Prevention Plan
- M. Waste Management Plan
- N. Waste Water Discharge Management Plan
- O. Renewable Energy requirements - must be 100% renewable (via power company or on site) or carbon offsets purchased (generators are prohibited)
- P. Water Supply - on site water provided by municipal, surface, or well water. Within class 4 water scarce areas there shall be no net increase in water use through implementation of conservation methods
- Q. Annual permit requirement
- R. Annual Inspections
- S. Groundwater monitoring
- T. Noise Limits- must not exceed noise limits within the General Plan

The Agricultural Commissioner will be responsible for issuing zoning permits and conducting annual inspections for outdoor cultivation areas. PRMD would be responsible for permitting and inspections for any outdoor cultivation operations requiring a use permit as well as all other types of cultivation and related support activities. Support activities such as drying, trimming, and storage would be allowed in addition to the cultivation size limitation expressed in the proposed Ordinance and Land Use Summary Table (Attachment A).

## ANALYSIS AND OPTIONS

**1. Cultivation Limits.** The following outlines a range of policy options for the size and scale of commercial cultivation considered in the RRD zone. These terms and size limitations are consistent with the license types defined in state law.

### Outdoor Cultivation

- A. **Allow All Sizes of Outdoor Cultivation:** This option would allow all sizes of outdoor cultivation up to the one acre limit in state law.

- B. **Limit the Size of Outdoor Cultivation.** This options would limit the size of outdoor cultivation in the RRD zone to either small (up to 10,000 sq. ft.) or specialty (up to 5,000 sq. ft.).

#### Indoor Cultivation

- C. **Limit Indoor Cultivation Size.** This option restricts indoor cultivation to cottage (500 square feet) and specialty (5,000 square feet). Larger scale indoor operations would not be permitted.
- D. **Limit Indoor Cultivation to Existing Structures.** Indoor cultivation could be limited to existing structures only in order to preserve the soils for other agricultural production.

#### Mixed Light Cultivation

- E. **Limit Mixed Light Cultivation Size.** This option would limit mixed light cultivation to specialty (5,000 square feet) and small scale up to 10,000 square feet.
- F. **Expand Mixed Light Cultivation Limits.** This option would expand opportunities for all sizes of mixed light cultivation up to the maximum limit allowed in state law of 22,000 square feet.

#### **Analysis**

All of the options above propose to limit indoor cultivation to some extent in order to preserve more land for potential resource uses and minimize the need for new structures. This is because indoor facilities are more industrial in nature and may not be adaptable to traditional resource uses if the cannabis use were to end, and may not be in keeping visually with the rural character of these lands. Mixed light operations, or greenhouses, may be adaptable to other types of agricultural uses, though they can also affect the scenic quality of the rural areas.

**Staff Recommendation: Option A, C and D.** Option A provides maximum opportunities for outdoor cultivation where standards can be met. Larger parcel sizes and topography may provide fewer compatibility concerns and allow for screening. Indoor cultivation is recommended to be limited to cottage and specialty sizes (up to 5,000 square feet) and to existing legally established structures for operations over 500 square feet. Mixed light operations are recommended up to 10,000 square feet. Staff recommends reduced scales of indoor and mixed light cultivation within this zone which will reduce the amount of grading and site development necessary for new structures, thereby reducing impacts to sensitive habitats.

**2. Permit Requirements.** The following policy options provide a range of permit thresholds for the recommended size of cultivation operation allowed by the previous discussion.

The following range of policy options are related to the level of permit required to allow the specified types of cultivation. The following permit thresholds are used as policy options:

- Zoning Permit – a ministerial, subject to standards, no conditioning authority
- Minor Use Permit – discretionary, can add conditions, hearing waiver if no protest
- Conditional Use Permit – discretionary, can add condition, noticed hearing

The main policy question to consider in determining appropriate permit thresholds for ministerial zoning permits is what scale of use would be consistent with the General Plan and compatible in all circumstances where the use is allowed with a ministerial permit. Special consideration should be given to cumulative impacts of ministerial land uses in determining the appropriate permit thresholds and the standards to mitigate any potential impacts. The following options are

presented for each type of cultivation by size. Refer to the table: *Summary of Allowed Land Uses and Permit Requirements for Cannabis Uses (Attachment A)*.

- A. **Require a Minor Use Permit with potential for hearing waiver.** A minor use permit is reviewed on a case by case basis and is subject to CEQA, although due to the small scale of uses, may be found exempt. Public notification (at least 300-feet) is required and the public hearing may be waived and the permit approved administratively if no protest or request for hearing is timely filed within the 10-day notice period. Minor Use Permits are processed on an at-cost basis and range from \$2,000 to \$6,000 depending upon the level of CEQA review required.
- B. **Require a Conditional Use Permit with hearing.** A conditional use permit is subject to CEQA and a mitigated negative declaration is most often prepared. Public notification (at least 300 feet and sign posted on site) is required and a public hearing is held by the Board of Zoning Adjustments. Conditional Use Permits are processed on an at-cost basis and can range from \$6,000 to \$12,000 depending on the scale, site constraints and neighborhood opposition.
- C. **Require Zoning Permits, subject to standards.** Zoning permits are ministerial permits and are not subject to CEQA. The permit is approved based on adherence to the Ordinance standards and requires no public notification. The cost of a zoning permit would be established by the Board based on the cost of administering the standards and issuing the permit. Staff estimates the costs to be from \$1,800 to \$2,500.
- D. **Require Limited Terms and Annual Renewal.** In combination with the options above, the permit would be approved for one year and would be subject to an annual renewal. This allows staff to review compliance and change conditions based on the situation or changes in the Ordinance.

### Analysis

Outdoor cultivation is generally similar to other crops, except for the need for screening, fencing and other security measures (i.e. guards). Generally solid fencing is discouraged in rural areas to retain the visual and scenic quality, yet outdoor cultivation is often secured with solid 8-foot tall solid fencing and or screened to deter theft and access to youth. Indoor cultivation can require large industrial buildings that may have visual impacts on a cumulative basis and may convert land from agricultural or other resource uses or result in a loss of sensitive habitats. Mixed light cultivation likewise involves structures that can lead to visual impacts and conversion of resource lands. The siting of any new structures within the RRD zone may require significant grading, fire suppression design and infrastructure, and an increased need for emergency services.

**Staff Recommendation: Options A, B and D.** Staff recommends a minor use permit for all types of cottage size cultivation within the RRD zone. All larger sized operations would be required to obtain a conditional use permit, allowing close review of the site on a case by case basis. Staff recommends that the “medium” sized mixed light cultivation operations (up to 22,000 sq. ft.) be limited in Phase I due to the potential to cause significant visual impacts, and considered in Phase II once we know more about the impacts seen in less sensitive zones during Phase I. Due to the diversity of environmental issues on RRD lands, staff does not recommend the zoning permit process and instead prefers to provide the opportunity for a public hearing before the Board of Zoning Adjustments to review larger operations on a case by case basis.

### 3. Establish Cultivation Standards

The proposed Ordinance includes a combination of minimum parcel sizes and cultivation standards to minimize impacts. Additional policy options related to cultivation on RRD lands are provided below.

- A. **Property Setbacks.** The proposed Ordinance includes a setback for outdoor and mixed light cultivation operations of 100 feet from property lines and 300 feet from occupied residences and businesses on adjacent properties. Indoor operations would be required to meet standard setbacks for structures. The Commission could modify these limits provided that the Commission finds that equivalent mitigation is included in the ordinance. The setbacks are intended to address odor and security concerns, visual impacts, and access by youth with outdoor and mixed light operations.
- B. **Separation Criteria** The proposed Ordinance includes a 600 foot setback from sensitive uses for outdoor and mixed light operations. Sensitive uses include schools, parks, childcare centers, and alcohol or drug treatment facilities. These setbacks could be increased to 800 or 1,000 feet, similar to other jurisdictions and Sonoma County's existing dispensary ordinance, but could not be reduced below the 600 foot separation required in state law for schools. The Commission could consider changing the types of sensitive land uses that require separation other than schools (i.e. whether to include parks, or other businesses that primarily cater to children).
- C. **Minimum Parcel Sizes.** The staff recommendation includes minimum lot sizes relative to the size of the cultivation operations. The Commission could reduce or expand the minimum lot sizes for the size of operation as long as an equivalent mitigation of impacts is provided. The minimum lot sizes apply only to outdoor and mixed light or greenhouse operations as they are more apparent with greater potential for odor and security concerns. There are no minimum lot sizes proposed for indoor cultivation, which can have odor controls and are easier to secure.
- D. **Allow use of Water Trucks.** The staff recommendation includes an allowance for the trucking of recycled water with a use permit. This is due to the lack of water within the RRD zone and the related standard which requires sites within Class 4 to have "no net increase" in water use. Cultivation sites in Class 4 Areas will still need to provide a potable water supply for domestic use and employees.
- E. **Prohibit use of Water Trucks.** This option would prohibit the trucking of water, except in emergencies. The delivery of water increases the number of trips to cultivation sites which may cause traffic conflicts particularly on rural roads and a cumulative increase in air quality impacts.

### Analysis

Setbacks are often used to ensure neighborhood compatibility and mitigate impacts of a particular land use such as odor, noise, or light. Setbacks are effective ways to mitigate these impacts as they focus on site design elements rather than regulating ongoing behaviors. Setback requirements would ensure space between a cultivation site and the property line and/or a neighboring structure.

Minimum lot sizes are used primarily to reduce cumulative impacts and overconcentration. They also serve to mitigate impacts associated with odor, noise, and aesthetics by providing more area to separate land uses, provide screening and attenuate noise. Larger lot sizes also reduce the potential access to children and can deter crime by providing more area for screening, fencing and on-site security. The majority of the RRD zone consists of parcels that are over 10 acres and are remote in nature. For these reasons a minimum lot size requirement would not be problematic for new operators in the RRD zone.

Due to the strict standard related to water, the staff recommendation includes an allowance for recycled water to be trucked into cultivation sites with a use permit. The use of recycled water would reduce the use of onsite groundwater. This would require cultivation sites to construct sufficient water storage containers to receive the recycled water. The allowance for trucking water

is also a deviation from existing policy that requires all uses to have an onsite water source adequate to support the proposed use.

**Staff Recommendation: Options A-D** The proposed Ordinance includes the implementation of setbacks, minimum lot sizes, and separation criteria to minimize impacts to land surrounding cannabis operations. The limitation on existing structures would protect resource lands and minimize land disturbance caused by new construction. The allowance of trucked recycled water would assist operators in meeting the water supply standard within the proposed Ordinance without relying solely on limited groundwater supplies. Potential impacts related to trucking and water storage would need to be evaluated further on a case by case basis through the use permit process.

**From:** [craigspencerharrison@gmail.com](mailto:craigspencerharrison@gmail.com)  
**To:** [Scott Orr](#); [Crystal Acker](#)  
**Cc:** [Chris Galapp](#); [Moirra Jacobs](#); [Victoria De Crescenzo](#); [Richard R. Rudnansky](#); [Becky Bass](#); [Ann storms](#); [Courtney Dyar](#)  
**Subject:** Miscellaneous Follow up from Bennett Valley Meeting  
**Date:** Friday, August 27, 2021 1:12:01 PM  
**Attachments:** [Cannabis Exclusion Zone.docx](#)  
[ORD15-0005RRDZoneDiscussionPaperFINAL.pdf](#)

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Scott and Crystal:

I want to pass on some additional information.

1. Attached is a draft exclusion zone ordinance that was submitted to the board of supervisors three years ago. It should remain useful now, although the criteria might be altered.
2. Deborah Eppstein is submitting an expanded list of criteria that would qualify an area for an exclusion zone. We support that list.
3. Attached is a county discussion document on RRD that was prepared in 2015 and remains relevant today concerning fire hazards, water availability, emergency services, roadways, and security. We referred to it in our PowerPoint.
4. With respect to threatened, endangered, and sensitive species in the Matanzas Creek watershed, we call your attention to the biological report that was prepared by Darren Wiemeyer for 3803 Matanzas Creek Lane in 2018. The report is 30 MB and too large to attach. If you cannot locate it I can send using we transfer or other software. Wiemeyer found that Matanzas Creek and its riparian corridor provides good refuge habitat for amphibians and reptiles, and identified five rare species that are found in this watershed: California giant salamander (special concern); foothill yellow-legged frog (candidate threatened); red-legged frog (federal threatened); red-bellied newt (special concern); and California freshwater shrimp (federal endangered). I have found a California giant salamander near my home at 4953 Sonoma Mountain Road, near the South fork of Matanzas Creek. I have also identified on my property over the years many red-bellied newts and one yellow-legged frog. In addition, there is an excellent biological report prepared by The Sonoma Land Trust for the Drake Family for 7400 Bennett Valley Road provides good information on

plant communities in the watershed. It is also too large to attach.

Best wishes.

Craig S. Harrison

4953 Sonoma Mountain Road

Santa Rosa, CA 95404

707-573-9990

<https://www.craigsharrison.net/>

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**From:** [krdecker@earthlink.net](mailto:krdecker@earthlink.net)  
**To:** [Crystal Acker](#)  
**Subject:** Fw: Sonoma County Cannabis Updates  
**Date:** Saturday, August 28, 2021 12:47:10 PM

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Sorry Crystal, I spelled your address incorrectly the first time.

Dear Crystal and Scott,

I just completed the visioning survey in the link below and feel compelled to reach out with my disappointment in the questions asked. Almost every multiple choice and "either-or" question asks survey takers to choose between options that were illogical in nature. I went ahead and completed the entire survey with the hopes I would have an opportunity to explain some of my answers at the end, but no opportunity to comment was provided and now I feel my own answers don't represent my point of view because the choices were so bad.

For instance, instead of asking what distance of setbacks would make me feel comfortable or provide adequate peace of mind to a neighboring cannabis operation, I was asked to rank the order of importance of setbacks for safety, noise or odor. Of course, all these setbacks reasons are important. I want to be safe in my home, I don't want to smell cannabis odor in my yard or home, and I don't want to be woken up in the middle of the night by noise and wonder if it is a criminal or the activity of the 24/7 cannabis operation nearby.

The question of whether I thought the operations should be large concentrated grows in few areas or small operations spread throughout the county was similar. It is impossible to answer such a question without being given the guidelines of WHERE these concentrations might occur. Large concentrations in industrial and commercial zones, GREAT! Large concentrations recharacterizing an agriculture and/or open space area, TERRIBLE! I was forced to answer "in the middle" in effect to neutralize my answer.

I am concerned that the results of this survey will be used as the basis for a cannabis program that does not reflect the opinions of the survey taker. I know mine doesn't.

I have copied my district supervisor, David Rabbitt, in the hopes he will take the survey to experience the questions first hand.

Best regards,

Kristen Decker

Sonoma County Cannabis Program



You are receiving this email because you are subscribed to Sonoma County Cannabis Updates.

County staff has created a survey to inform development of a draft framework for the new cannabis ordinance.

The [Countywide Cannabis Visioning Survey](#) is open now through Monday, September 6.

For more information, visit the Comprehensive Cannabis Program Update & EIR webpage: <https://sonomacounty.ca.gov/Cannabis/Comprehensive-Cannabis-Program-Update-and-Environmental-Impact-Report/>

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# Countywide Cannabis Visioning Survey

The following survey will help inform development of a draft framework for the new cannabis ordinance. These are just some of the issues being examined by staff. Many questions are intended to learn more about comments from the public visioning workshops and small group outreach sessions. We will be conducting additional outreach as the ordinance revision process continues.

## 1. Which jurisdiction do you live in?

- Unincorporated Sonoma County
- I don't know
- An incorporated city in Sonoma County
- A different county or state

\* Marked Both or all  
where the choices  
were equally  
important

## 2. Which District do you live in?

- District 1
- District 2
- District 3
- District 4
- District 5

## 2. Is it more important to avoid over-concentration of cannabis operations or to limit the number of geographical areas where cannabis can be grown in the county?

Avoid over-concentration (i.e., limit the number of operations in close proximity to each other by allowing cannabis operations to be permitted throughout the county)

Limit cannabis permitting to fewer geographical areas (i.e., limit the number of areas where cannabis can be permitted by allow clustering of multiple permits in close proximity to each other)

Both

(with a scale that moves from one question to the other)

## 3. We've heard ideas about an appropriate size limit for cannabis cultivation. Please rank the following as the most appropriate method (1) to the least appropriate method (4) to limit the size of cultivation areas.

- Impose a cultivation square footage limit per parcel
- Break the county into specific geographical areas, and impose a cultivation square footage limit within each area
- Impose a cultivation square footage limit for the unincorporated county as a whole

Do not impose a local cultivation area size limit

No - limit needed

all



4. *If there is a cap on total cannabis cultivation area, should the ordinance encourage fewer, larger operations or more, smaller operations?*

Fewer, larger operations    More, smaller operations  
(with a scale that moves from one answer to the other)

*Depends on many factors!*

5. *Should Inclusion Zones be included in the new ordinance (areas where cannabis operations are encouraged and permitting can be streamlined)?*

- Yes
- No

**IF YOU ANSWER NO, YOU DON'T GET THE FOLLOWING THREE QUESTIONS.**

*Both*

6. *Which is most important to consider when determining Inclusion Zones?*

- Areas where potential environmental impacts (e.g., water, odor, traffic) would be minimal, as determined by technical analyses in the Environmental Impact Report
- Areas which would locate cannabis operations further from residential neighborhoods

7. *Would you be willing to live next to an inclusion zone?*

- Yes
- No

8. *Should Exclusion Zones be included in the new ordinance (areas where cannabis operations are prohibited)?*

- Yes
- No

**IF YOU ANSWER NO, YOU DON'T GET THE FOLLOWING QUESTION.**

*Both*

9. *Which is most important to consider when determining Exclusion Zones?*

- Areas where potential environmental impacts (e.g., water, odor, traffic) could occur, as determined by technical analyses in the Environmental Impact Report
- Areas which would locate cannabis operations near residential neighborhoods

10. *We've heard concerns about how cannabis operations interact with their surroundings. Please rank the following most frequently cited concerns from most important (1) to least important (6)*

Groundwater availability (i.e., I don't want cannabis operations to negatively impact the groundwater supply)

*all*

- Neighborhood safety (i.e., I don't want cannabis operations to increase security risk in my neighborhood)
- Odor (i.e., I don't want to smell cannabis operations)
- Separation (i.e., I don't want cannabis operations located near my residence or near other sensitive uses)
- Transportation network (i.e., I don't want cannabis operations to negatively impact existing road conditions or traffic levels)
- Visual resources (i.e., I don't want to see cannabis operations)

all

**11. We've heard comments about cannabis cultivation might negatively impact water resources in the county. In general, areas where groundwater is most available also have the highest population density. Is it more important to locate cultivation in areas of high groundwater availability or keep cultivation away from highly populated areas?**

- Locate cannabis cultivation in areas of high groundwater availability
  - Locate cannabis cultivation away from highly populated areas
- (with a scale that moves from one answer to the other)

Both

**12. We've heard comments about cannabis odor. Which is the most appropriate method to mitigate offsite odor impacts.**

- Physical barriers – Require cannabis operations to be located within structures
- Separation – Require minimum setbacks from cannabis operations

Should be scientific based on EIR

Both

**13. We've heard comments related to what an adequate setback might be and how those setbacks should be determined. Please rank the following as the most important (1) to the least important (4) aspect to consider.**

- Odor minimization
- Noise minimization
- Safety buffering
- Visual impact minimization

Distance more important than which factor – all factors are important.

all

**14. We've heard many requests to consider allowing small-scale cannabis cultivation in Rural Residential and Agricultural Residential zoning. If cultivation size was limited to cottage-sized operations, could it be compatible with surrounding residential uses in these areas?**

- Yes
- No

**IF YOU ANSWER YES TO THE ABOVE QUESTION, YOU GET THE FOLLOWING QUESTION:**

**15. Please rank the following from most potential (1) for compatibility to least potential (3) for compatibility**

- ♣ Indoor cultivation (specialty cottage – state currently allows up to 500 square feet)

Why are you considering moving into residential?

all

all

- ♣ Mixed light cultivation (specialty cottage – state currently allows up to 2,500 square feet)
- ♣ Outdoor cultivation (specialty cottage – state currently allows up to 25 mature plants)

**15. If allowed by the State, should on-site cannabis consumption be allowed?**

- Yes
- No

**16. Rank the following potential locations as most suitable (1) to least suitable (5) for on site cannabis consumption:**

- Associated with cultivation operations in Agricultural and Resource areas
- Associated with cultivation operations in Industrial areas
- Associated with dispensaries or other retail operations (e.g., tasting lounges) in Commercial areas
- Associated with visitor-serving uses (e.g., bed & breakfast inns, cannabis tourism) in Agricultural and Resource areas
- Associated with visitor-serving uses (e.g., bed & breakfast inns, cannabis tourism) in Residential areas

**17. Would you be interested in an educational program about the regulation of cannabis in Sonoma County?**

- Yes
- No

**18. Should a temporary moratorium be imposed on cannabis permitting?**

- Yes
- No

**IF YOU ANSWER YES TO THE ABOVE QUESTION, YOU'LL GET THE FOLLOWING QUESTION.**

**19. Please rank the following from most important (1) to least important (3) to include in a moratorium:**

- ♣ New permits which are approved if they meet code standards; no site-specific review or public notice is conducted (Zoning Permits)
- ♣ New permits which are either approved or denied after a site-specific review and public notice are conducted (Use Permits).
- ♣ Renewals of currently operating permits

**20. Please check one only:**

- Asian/Pacific Islander
- America Indian/Alaskan Native

all

Type of permit is irrelevant — should be no new, which was not a choice.

- Black/African American
- Hispanic/Latino
- White
- Two or more races
- Prefer not to answer

**21. *What is your age?***

- Over 65
- 40 to 65
- 18 to 39
- Under 18
- Prefer not to answer

**22. *What is your household income?***

- Under \$30,000
- Between \$30,000 and \$49,999
- Between \$50,000 and \$74,999
- Between \$75,000 and \$99,999
- Between \$100,000 and \$150,000
- Between \$150,000 and \$250,000
- Over \$250,000

**From:** [krdecker@earthlink.net](mailto:krdecker@earthlink.net)  
**To:** [krdecker@earthlink.net](mailto:krdecker@earthlink.net); [Crystal Acker](#); [Scott Orr](#)  
**Cc:** [David Rabbitt](#); [Andrea Krout](#)  
**Subject:** Re: Fw: Sonoma County Cannabis Updates  
**Date:** Saturday, August 28, 2021 5:23:50 PM  
**Attachments:** [Scan\\_0004.pdf](#)

---

[REDACTED]

Dear Crystal and Scott,

As a follow up to my email below, I was able to print the full survey off the county website and noticed that because I said "no" to the question "Should inclusion zones be included in the new ordinance?", [REDACTED]:

1. ***"Should Exclusion Zones be included in the new ordinance?"***

\*\*\*\*Please register an additional "yes" to your survey results for this question.

2. ***"Which is most important to consider when determining Exclusion Zones?"***

(a) Areas where potential environmental impacts could occur, as determined by technical analyses in the EIR

(b) Areas which would locate cannabis operations near residential neighborhoods.

\*\*\*\*Please register a "both" to your survey results for this question - the ordinance should allow exclusion of areas with environmental impacts AND near residential neighborhoods. This would be one of those questions where the choices are illogical - are you asking us to rank the importance of our environmental resources versus our families??? The ordinance should protect both.

3. ***"Would you be willing to live next to an inclusion zone?"***

\*\*\*\*Please register an additional "no" to your survey results for this question.

4. ***"Which is most important to consider when determining Inclusion Zones?"***

(a) Areas where potential environmental impacts could occur, as determined by technical analyses in the EIR

(b) Areas which would locate cannabis operations near residential neighborhoods.

\*\*\*\*Please register a "both" to your survey results for this question - the ordinance should consider both the environmental AND residential neighborhood impacts when(if) defining inclusion zones. Another question where the choices are illogical - we shouldn't need to choose between the environmental resources and our families. The ordinance should protect both.

[REDACTED]

There were 19 questions in the survey related to cannabis (an additional 3 on race, age and income level) and 6 were potentially not asked of many people depending on how they responded to other questions in the survey (like the four questions I was not asked). Would it be possible for the county to have a second, follow up survey with more in-depth questions related to the many other topics discussed in the visioning sessions?

Since I was able to print the survey, I've scanned and attached a copy with my comments regarding the several questions where "both" or "all" should have been a choice in the answers. I suspect many people answered in the middle as I did because the choices did not provide an answer that coincided with how I

would have liked to answer.

Best regards,

Kristen Decker

---

Dear Crystal and Scott,

I just completed the visioning survey in the link below and feel compelled to reach out with my disappointment in the questions asked. Almost every multiple choice and "either-or" question asks survey takers to choose between options that were illogical in nature. I went ahead and completed the entire survey with the hopes I would have an opportunity to explain some of my answers at the end, but no opportunity to comment was provided and now I feel my own answers don't represent my point of view because the choices were so bad.

For instance, instead of asking what distance of setbacks would make me feel comfortable or provide adequate peace of mind to a neighboring cannabis operation, I was asked to rank the order of importance of setbacks for safety, noise or odor. Of course, all these setbacks reasons are important. I want to be safe in my home, I don't want to smell cannabis odor in my yard or home, and I don't want to be woken up in the middle of the night by noise and wonder if it is a criminal or the activity of the 24/7 cannabis operation nearby.

The question of whether I thought the operations should be large concentrated grows in few areas or small operations spread throughout the county was similar. It is impossible to answer such a question without being given the guidelines of WHERE these concentrations might occur. Large concentrations in industrial and commercial zones, GREAT! Large concentrations recharacterizing an agriculture and/or open space area, TERRIBLE! I was forced to answer "in the middle" in effect to neutralize my answer.

I am concerned that the results of this survey will be used as the basis for a cannabis program that does not reflect the opinions of the survey taker. I know mine doesn't.

I have copied my district supervisor, David Rabbitt, in the hopes he will take the survey to experience the questions first hand.

Best regards,

Kristen Decker

Sonoma County Cannabis Program



You are receiving this email because you are subscribed to Sonoma County Cannabis Updates.

County staff has created a survey to inform development of a draft framework for the new cannabis ordinance.

The [Countywide Cannabis Visioning Survey](#) is open now through Monday, September 6.

For more information, visit the Comprehensive Cannabis Program Update & EIR webpage: <https://sonomacounty.ca.gov/Cannabis/Comprehensive-Cannabis-Program-Update-and-Environmental-Impact-Report/>





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This email was sent to krdecker@earthlink.net using GovDelivery Communications Cloud on behalf of: Sonoma County, CA · 575 Administration Drive · Santa Rosa, CA 95403



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**From:** [Kim Roberts-Gutzman](#)  
**To:** [Cannabis](#)  
**Subject:** Cannabis Survey  
**Date:** Saturday, August 28, 2021 3:46:47 PM

---

Your approach to the cannabis survey is one sided. Many people who live in the county don't want cannabis grown in Sonoma County at all.

We want to know why the county is allowing multiple permits on the same parcel? This practice has opened the door for multiple grows which would not have been permitted if a use permit was required.

The traffic, dust, noise, and smell these cannabis grows have brought our neighborhood is outrageous. The Press Democrat did a survey where 77% of the county doesn't want a cannabis farm within a mile of there home. Can the county then locate an area that meets that parameter? Yolo County's EIR showed that the smell of cannabis can be detected 2 miles away.

Smoking cannabis should be done in your home when you would not be driving.

Safety and security; when we call the sheriff's department no one responds. We need more officers to secure the public safety and until then NO cannabis farms should be allowed, period.

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Information for Draft Cannabis Ordinance for EIR  
Deborah Eppstein August 27, 2021

1) Setbacks

a) Minimum setbacks of 1000 ft for all outdoor cultivation, subject to further increase based on scientific analysis to determine that no odor, no terpenes, cross parcel boundary. The analysis includes grow size, topography, and meteorological data. The terpenes can be quantitated using mass spectroscopy and odor can be quantitated using a NasalRanger method for serial dilution to no detection by a panel of people of average sensitivity.

b) Setbacks for indoor and greenhouse (except in suitable industrial zones) also need to be minimum of 1000 ft to avoid nuisance from 24/7 activities, traffic, dust, noise, crime.

c) These setbacks also apply to all permit renewals, even those granted under the prior ordinance with lesser setbacks.

d) Hoop houses are not allowed.

e) All cultivation sites must not be visible from neighboring parcels or public right-of ways including parks. Not visible means it cannot be seen with the naked eye but someone with or corrected to 20/20 vision.

2) Cannabis cultivation should be restricted to the 3 Agricultural Zones. There should be no cultivation or processing in AR, RR or RRD.

3) Cannabis cultivation should only be in water zones 1 and 2. The water zones and ground and surface water availability therein will be updated in the EIR. All cultivation applicants need to conduct a hydrogeological study, peer reviewed by authorities meeting county requirements, looking at water usage from wells, surface water and other wells in the same water basin.

4) Cannabis cultivation should not be in high or very high fire hazard zones.

5) Cannabis cultivation should not be on dead-end roads shared with any residences, not on private roads unless all parcels served agree.

6) Cannabis cultivation should not be in remote areas where emergency response time is more than 10 minutes.

7) Cannabis cultivation should not be on any roads less than 20 ft wide, dead-end longer than 1 mile, or on roads that do not meet the state minimum fire safe regulations.

8) Cannabis processing should be in industrial zones only. The structures need to be equipped with filters to prevent any odor from leaving the structure.

9) Indoor and greenhouse (all mixed light) cultivation should be in industrial zones, or in Ag zones in existing structures only, with 1000 ft setbacks from neighboring parcels with residences. The structures need to be equipped with filters to prevent any odor from leaving the structure. Mixed light greenhouses need to have complete shielding to prevent light escaping from dusk to dawn. Solar panels need to be installed to provide the energy needed.

10) All cannabis operations must have 24/7 security with a security guard on site at all times. The cannabis operation shall be fully behind an 8 ft high security fence of visually-pleasing construction, with low flammable vegetation planted to screen the fence. Security lights shall not shine into neighboring parcels.

11) Parcel size 20 acre minimum.

Information for Draft Cannabis Ordinance for EIR  
Deborah Eppstein August 27, 2021

12) Not more than 1 acre of outdoor cultivation, 1 acre of indoor and 1 acre of mixed light (greenhouse, no hoop houses) in any 25 square mile region other than in industrial zones where higher concentration in suitable industrial zones is ok.

13) Countywide caps on total cultivation acreage for each of outdoor (20 acres), indoor (50 acres) and mixed light (50 acres), to be less as determined in EIR due to water resources and availability of suitable locations.

14) All permits are CUPs. A streamlined process may be developed for certain industrial zones that the county determines have adequate water, waste-water disposal, energy and security.

15) Permits should be for one year (aligns with state law), renewable if there are no enforcement issues or unresolved complaints

16) Enforcement of the ordinance needs to be rigorous. No advance notice of inspections should be given (enforcement should not only rely on reports from neighbors), and any illegal plants need to be destroyed on site by the county. Fines need to be substantial and not waived. Keep the 3 strikes out provision.

17) A bond (at least \$50,000) needs to be collected with each permit approval, to cover costs of clean-up if the applicant abandons a site.

18) Taxes should be based on sales revenue. Taxes need to be much higher than they are now; this is a high value crop netting \$1 to several million per acre. For vacation rentals, taxes of 12% are charged; cannabis tax should be at least as high. Tax revenue needs to fund enforcement as well as provide revenue to the county.

19) Exclusion zones may be established by communities upon majority vote of residents and parcel owners voting on the measure. Exclusion zones should include one or more of the following criteria:

- (a) areas where the prevalence of cannabis is detrimental to the residential character of area
- (b) areas where the residential character is to be preserved
- (c) areas where the scenic character is to be preserved
- (d) areas where the water supply is inadequate
- (e) areas where roads are inadequate (eg, less than 20 ft wide, dead-end longer than 1 mile)
- (f) areas located in high or very high fire hazard severity zones
- (g) areas located more than 10 minutes from emergency services (eg sheriff or fire protection)

20) A moratorium on accepting new cannabis cultivation applications needs to put in place immediately, until completion of the water analysis and countywide present and future needs assessment (residential agriculture, commercial, industrial) from the EIR to determine additional availability for cannabis.

**From:** [Deborah Eppstein](#)  
**To:** [Scott Orr](#)  
**Cc:** [Crystal Acker](#)  
**Subject:** Points for draft cannabis ordinance  
**Date:** Sunday, August 29, 2021 7:20:26 PM  
**Attachments:** [Cannabis Draft Ordinance bullets 8-27-21.docx](#)

---

Dear Scott,

I have collated thoughts on items to include in the draft cannabis ordinance., ot help prepare for the EIR. I hope this is helpful and I am happy to discuss. I have no idea how to pick numbers for potential caps (Item #13) prior to the EIR- I provided some figures but if you can, suggest that this be left blank prior to the EIR. Realistically, until we know where it is appropriate to cultivate cannabis and how many parcels and acres this is, how can we assign caps?

Thanks again for the small group sessions, we really appreciated your and Crystal's attention.

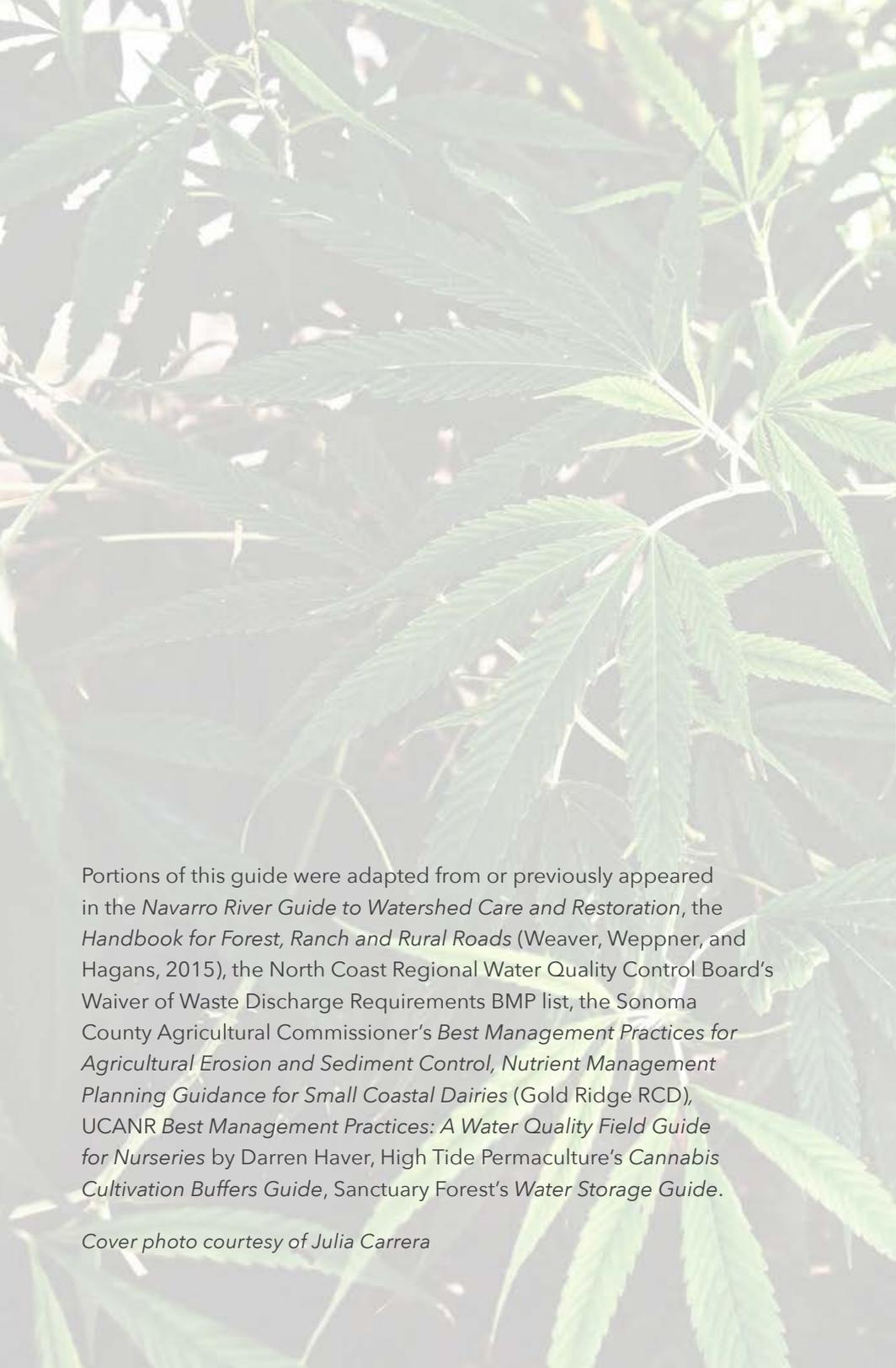
Best regards  
Debby

Deborah Eppstein  
801-556-5004

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**WATERSHED BEST MANAGEMENT PRACTICES**  
*for*  
**CANNABIS GROWERS**  
*and other*  
**RURAL GARDENERS**





Portions of this guide were adapted from or previously appeared in the *Navarro River Guide to Watershed Care and Restoration*, the *Handbook for Forest, Ranch and Rural Roads* (Weaver, Weppner, and Hagans, 2015), the North Coast Regional Water Quality Control Board's Waiver of Waste Discharge Requirements BMP list, the Sonoma County Agricultural Commissioner's *Best Management Practices for Agricultural Erosion and Sediment Control, Nutrient Management Planning Guidance for Small Coastal Dairies* (Gold Ridge RCD), *UCANR Best Management Practices: A Water Quality Field Guide for Nurseries* by Darren Haver, High Tide Permaculture's *Cannabis Cultivation Buffers Guide*, Sanctuary Forest's *Water Storage Guide*.

Cover photo courtesy of Julia Carrera

**WATERSHED BEST MANAGEMENT PRACTICES**  
*for*  
**CANNABIS GROWERS**  
*and other*  
**RURAL GARDENERS**

Mendocino County Resource Conservation District

## ACKNOWLEDGEMENTS

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Thanks also to the many reviewers including North Coast Regional Water Quality Control Board staff, Patty Madigan, Linda MacElwee, Julia Carrera, Danny Hagans, Casey O'Neill, Jane Arnold, Chuck Morse, Mourad Gabriel, Devon Jones, and Scott Greacen. Any and all errors should be attributed to the MCRCD, not the reviewers!

We are indebted to Dan Mar and High Tide Permaculture for use of the Site Analysis Data sheets.

Special thanks to Shelley Janek for having the vision to initiate this project and to Indigo for editorial help.

First Edition: March 2016

Prepared and edited by Deborah Edelman,  
Mendocino County Resource Conservation District

Graphic Design by Joan Grytness Graphic Design

**MENDOCINO COUNTY**  
RESOURCE CONSERVATION DISTRICT



*Conserving Wild and Working  
Landscapes since 1945*

Funding for this project was provided in part by  
the State Water Resources Control Board.





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*Photo courtesy of MCRDC*

# INTRODUCTION

The North Coast of California is one of the most beautiful and unique places on Earth. Sheltered by magnificent coastal mountains, historically abundant water resources, renowned salmon runs, and the largest trees on the planet, the North Coast has some of California's last undeveloped forests and undammed rivers. It is a sanctuary for rare and endangered species and independent thinkers alike.

## WHY THIS GUIDE?

This guide is designed to help North Coast residents take an active stewardship role in caring for their land and the common resources that are the wellspring of our communities. The guide outlines best management practices, or BMPs, for rural farming with an emphasis on cannabis cultivation. BMPs have a proven track record of protecting water, soil, land value, sensitive habitats and endangered species. By practicing BMPs, you have the power to make an immediate difference to an important ecological resource, your own backyard!

## WHAT ARE BMPs?

BMPs are practical ideas to help you manage your land, protect water resources and improve the value of your property. BMPs are also frequently required by regulations to ensure that land development and maintenance do not negatively impact water quality and quantity.



CANNABIS PLANT  
*Photo courtesy of Sunshine Johnson*



BMPs can help you:

- Create a plan for your property to bring out its best qualities.
- Enhance stream flow and support aquatic life.
- Protect groundwater quality and quantity.
- Save money, soil, water, fertilizer and effort.
- Improve safety for people and wildlife.

- Improve your product and enhance marketing.
- Navigate the pathway to permitting and regulatory compliance.

### WHO MIGHT USE THIS GUIDE?

Anyone! While this guide has been developed with small to medium sized cannabis cultivation in mind, the principles in this book apply to all backyard farms and can be adapted for any garden or agricultural producer.

## PRACTICING ACTIVE LAND STEWARDSHIP

As the owner or manager of a rural property, you have a special opportunity to preserve and steward California's heritage and natural landscapes, landscapes that are disappearing at a rapid rate. California is one of only five regions in the world with a Mediterranean climate, characterized by mild, wet winters and hot, dry summers. Our unique biotic communities are linked to this weather cycle and it is part of what makes California a biological "hot spot."

One of the most powerful ways to steward your land is to get to know it well. Even if you've lived on your place for years, there are always opportunities for understanding it more deeply. Appendix B has an easy-to-use checklist to do a self-assessment.

Take your time, spend the day exploring all corners of your property, take photos and draw a map and pictures. Enjoy the beautiful place you live and work!

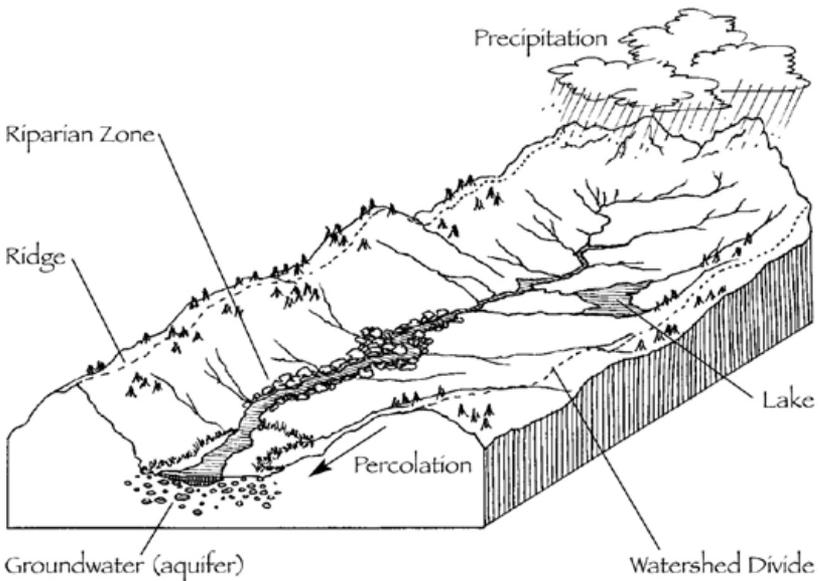
## EVERYONE LIVES IN A WATERSHED

One lens into your property is to understand it as part of the larger watershed. A watershed is the area of land that collects, stores and releases water into a common point: a stream, a lake or the ocean. Everyone lives in a watershed; if you step outdoors, you may even be able to see the contours of the watershed you live in. The flow of water unites all the land and the conditions in one part of the watershed affect everything downstream.

Our actions influence the conditions of the watershed, either for the better or for the worse.

At the core of a healthy watershed are healthy streams. Healthy streams have clear, cool water; dense streamside vegetation (preferably native vegetation); overhead tree cover; streambed “complexity” such as fallen logs, gravel and cobble; deep pools and riffles; and sufficient summer water flow.

### Watershed Anatomy



#### PARTS OF A WATERSHED

*Illustration courtesy of Susan Riedley*

Common stream concerns include:

- Excessive soil erosion from streambanks or unstable roads
- Stream diversions, including wells hydrologically connected to surface water
- Lack of fallen branches and other woody material
- Bare, unstable streambanks
- Nutrients and pollutants from fertilizers, pesticides, manure, motor oil, and gasoline

- Undersized or damaged culverts

### WHY ALL THE CONCERN ABOUT FISH?

Salmon, steelhead and many other species depend on a healthy watershed to survive. Salmon in particular can only live in cool, clean water with complex habitat, suitable shade, and deep pools. For that reason, they are called an “indicator species.” Like a canary in a coal mine, salmon and steelhead give an indication of stream conditions. If the water is too warm, choked with sediment or laced with toxic



THREAT TO WATER QUALITY: BEAR DAMAGE TO FERTILIZER BAGS  
*Photo courtesy of Dan Mar*



#### STEELHEAD JUVENILES

*Photo courtesy of Phil Georgakakos*

run-off, the fish will die—and many other species, including humans, will be impacted as well.

Even if no sensitive species are located on your property, your land may still play a role in helping them survive. A recent Audubon Society report found that the North Coast is a place of refuge for many bird species threatened by climate change and development pressures in other parts of the state. Likewise, springs and small streams are often the only sources contributing water to larger fish-bearing streams during the dry summer months.

#### **WHAT'S IN IT FOR ME?**

Being a good watershed steward goes beyond environmental concerns. BMPs can help protect your property value, increase the production capacity of your land, and save you money and effort. For example, proper road grading will reduce long-term maintenance costs. Properly sized culverts will not clog easily, so you won't have to get up at 3 a.m. to clear out storm debris. Good land management can also be a selling point for a "green" product.



## WORKING WITH YOUR NEIGHBORS

Good stewardship involves on-the-ground techniques but perhaps the most important skills for protecting and restoring landscapes are interpersonal. Because streams and roads usually cross property boundaries, getting to know your neighbors can be an excellent way to strengthen your own efforts, improve safety, and share knowledge. Good coordination can also save you money.

### ROAD ASSOCIATIONS

Historically, people got together to “fix the road,” sharing the labor and expenses. Establishing a functional organizational

structure for road maintenance can help you and your neighbors to address water quality compliance, share maintenance costs, and ensure fire and emergency vehicle access.

### LOCAL WATER PLAN

Coordinating water withdrawals with your neighbors can ensure that the location, timing, and cumulative impacts of diversions do not strand fish or negatively impact other public trust resources. Sanctuary Forest has a guide to working with neighbors for coordinated withdrawals at <http://www.sanctuaryforest.org/wp-content/uploads/2014/12/Legal-Options-for-Streamflow-Protection.pdf>.

## PERMITS AND REGULATIONS

California and the North Coast have a new and still evolving regulatory framework for cannabis cultivation at the state, regional and local levels. While this guide is consistent with state and regional permit requirements, it is not a summary or a complete listing of their BMPs. ***Before beginning your cultivation project, land development or retrofit project, contact the relevant agencies to ensure you understand their BMP standards and permitting requirements. See Appendix F for a quick reference guide, Appendix G for a synopsis of permit requirements and Appendix H for a synopsis of the North Coast Regional Water Board Permit.*** Permit requirements vary among agencies, depending on jurisdiction, but the permits generally require adherence to BMPs for water resource protection.



# BEST MANAGEMENT PRACTICES (BMPs) TO PROTECT WATER QUALITY AND QUANTITY

## WATER USE, CAPTURE AND STORAGE

Water is the source of life, of our livelihoods, of our communities. The North Coast has historically enjoyed ample rainfall and abundant streams. These once plentiful resources have been impacted by drought cycles and historic uses of the land have left legacy impacts that remain to this day. More recent influences, such as poorly constructed roads, stream diversions, and an increasing water demand for cultivation activities, have resulted in formerly perennial (year-round) streams becoming fragmented or going dry in the summer and fall.

### WATER QUALITY AND QUANTITY CONCERNS:

- Too many diversions
- Withdrawals during summer and fall low flows
- Reduced stream flow and stranded fish
- Withdrawal systems that cause erosion
- Excess levels of sediment
- Water temperatures too high to support sensitive species such as salmon and steelhead trout
- Pollutants, such as fertilizers, pesticides and trash, entering stream systems

### WATER USE AND CONSERVATION

With climate change deepening the effects of drought and evidence that decades-long droughts are the norm geologically speaking, it makes sense to get water conserving infrastructure and practices in place now to ensure present and future water sustainability.

## WATER USE AND CONSERVATION BMPs

- Plant with water conservation in mind. Identify opportunities to reduce your growing area and select crops that can be dry farmed. Plant early, to establish strong, healthy plants and root systems.
- Install a water meter on the outlet of your tank. The *single best way* to conserve water and ensure that it lasts you through the dry season is to know how much you are using. Water meters also enable you to detect leaks in your system and help you compile water use records required for permits.
- Mulch, mulch, mulch! Add 2"-3" inches of mulch around trees and plants to reduce evaporation. Mulch keeps the soil moist and protects your roots.
- Plant hedgerows: Hedgerows, such as of native wax myrtle, around your plots protect plants from wind and evaporation. For a list of native hedgerow plants, go to [www.ucfoodsafety.ucdavis.edu/files/26499.pdf](http://www.ucfoodsafety.ucdavis.edu/files/26499.pdf).
- Inspect for and repair leaks. A leak of only one drop per second wastes **3,153 gallons** per year! Inspect



POORLY PLANNED IRRIGATION LINES INCREASE EROSION POTENTIAL AND WATER WASTE

*Photo courtesy of Integral Ecology Research Center*



your entire system for leaks at the beginning of and throughout the season. Check mains, laterals, connections, and the ends of drip tape and feeder lines. Regularly replace worn, outdated, or inefficient components. Bury lines where feasible to prevent animal chewing.

- Conserve water inside your home. See the Save Our Water website at <http://saveourwater.com/what-you-can-do/tips/> for easy ways to reduce water demand in your home. H2Ouse ([www.h2ouse.org/tour/index.cfm](http://www.h2ouse.org/tour/index.cfm)) is another fun, interactive site.

## EFFICIENT IRRIGATION

Efficient irrigation provides a template for how and when to water. Overwatering not only wastes water and leads to nutrient runoff, but also increases pathogens and pests. Efficient irrigation will assist in combating botrytis and other fungi and diseases as well as preserving local waterways and improving farm bed structure. When irrigation is efficient, soil dries out between watering cycles.

You are overwatering if:

- Soil never dries out.
- Water runs out of pots.
- Water pools between beds.

Drip irrigation technologies can apply water directly to where the plant can use it and the rate of irrigation can be controlled and adjusted so that water can infiltrate and be absorbed by the soil and uptaken by the plant.

Columnar irrigation, also known as deep root watering, is a specialized form of drip irrigation that uses a specific volume of water applied infrequently but deeply to the root zone rather than the soil surface, saving water, time and labor costs. With columnar irrigation, 1–2 gallons per plant per watering event is generally sufficient. Columnar irrigation requires only a small financial investment and can be installed quickly and easily. For a helpful illustration of columnar irrigation, go to [www.mcrcd.org/drought-water-conservation-resources/](http://www.mcrcd.org/drought-water-conservation-resources/).



A SMALL RAINWATER CAPTURE SYSTEM

*Photo courtesy of Anna Birkas*

## **EFFICIENT IRRIGATION BMPS**

- Install a weather or sensor-based, self-adjusting irrigation controller that has been certified by the Irrigation Association ([www.irrigation.org](http://www.irrigation.org)) and has multi-cycle timers, a moisture sensor shutoff, and a controller that can detect problems.
- Water only when the soil is dry. A simple “finger check” is sufficient. Stick your finger 3” into the soil. If the soil is moist, there is no need to water.
- Water infrequently and deeply.
- Water in the late evening or at dawn to reduce evaporation from sun and wind. Watering at dawn in particular maximizes uptake by plants. Avoid watering in the wind and heat.
- Irrigate at rates that avoid runoff.
- Recapture and reuse water wherever possible. See the Water Reuse/Greywater section below for details.

## WATER CAPTURE AND STORAGE

With its Mediterranean climate, the North Coast gets almost no rain in the summertime, so it is essential to reduce the amount of water used, that water is not wasted, and that diversions don't imperil fish or wildlife. Storing water during abundant winter flows for use during the summer and fall low flows is a practical and fish-friendly way to meet water needs. Note that if you are diverting and storing water you need a permit. See Appendix G for details.

### WATER CAPTURE AND STORAGE BASIC PRINCIPLES

- Capture only what you need.
- Fill your storage during the wet months for use during the summer.
- Do not divert water during the dry season.

Set a goal of becoming water self-sufficient. The key to success is organizing your water storage and water budget to enable you to forego withdrawals during the summer months.

Begin by assessing what you will need. Calculate your water needs for your household and garden to last you throughout the dry season of May to mid-November, or 6½ months. With good conservation, you can reduce your personal water usage to as low as 25 gallons per day (gpd) per person. Calculate garden water usage at 18.5 gpd per 100 square feet of garden and reserve 2500 gallons for fire protection.

### RAINWATER HARVEST

Rainwater harvest is one of the best ways to meet your water needs without ever having to pump from a well or divert water from a stream. As of 2012, rainwater harvest is explicitly legal in California, and many systems do not require a permit from the state. Best of all, the potential water capture is truly astonishing. A 1,000 ft<sup>2</sup> roof structure can capture 600 gallons per 1 inch rainstorm. Even in a drought year, rainwater harvest can capture 10,000 gallons over the course of the rainy season, and in a more average season, it could capture **30,000-50,000 gallons**.

The Greywater Action website (<http://greywateraction.org/content/about-rainwater-harvesting/>) has excellent



resources for building a rain-water collection system, as well as Frequently Asked Questions, system examples and a list of workshops throughout California. Note that collection tanks should be located 100 feet from the edge of a stream or river bank and 30 feet from the property line and county roads.

### **WATER REUSE/GREYWATER**

Reusing water for irrigation is another excellent tool for reducing your withdrawal needs. Greywater is water from bathroom sinks, showers, bathtubs, and washing machines that may contain dirt, food, hair, and certain soaps and cleaners, but is not contaminated by feces. While greywater is a pollutant if it is released into streams or lakes (*and it is essential that greywater not runoff into water bodies!*), it is safe for irrigating plants and acts as a gentle fertilizer. Greywater can be used for ornamentals or vegetables as long as it doesn't touch the edible part of the plant.

Instructions and resources for using greywater can be found at Greywater Action's website: <http://greywateraction.org/content/about-greywater-reuse/>. **Please note that unlike fresh water, greywater cannot be stored. It**

### **must be used within 24 hours.**

In addition, you must use cleaning products and soaps without chlorine bleach, salts or boron.

Some greywater systems require a permit. In Mendocino County, for example, a clothes washer system does not require a permit, but anything larger requires a Site Evaluation Report Review fee and a permit fee. See [www.co.mendocino.ca.us/hhsa/pdf/chs\\_eh\\_landUse\\_Graywater\\_Brochure.pdf](http://www.co.mendocino.ca.us/hhsa/pdf/chs_eh_landUse_Graywater_Brochure.pdf) for more details. Check with your local county environmental health department to get local regulations.

### **SURFACE WATER WITHDRAWALS (DIVERSIONS)**

A water diversion is any structure or feature that directs the flow of water from a spring or stream to another location. Any pipe, channel, or pump that takes water away from the natural flow of the river is a diversion, and may impair habitat for aquatic species. Diversions are especially problematic during the summer months when stream flow is already low. Low flows raise water temperatures and reduce dissolved oxygen, resulting in wildlife stranding, increased predation, and reduced survival for salmonids.



## IMPROPER FISH SCREENING

*Photo courtesy of Jane Arnold*

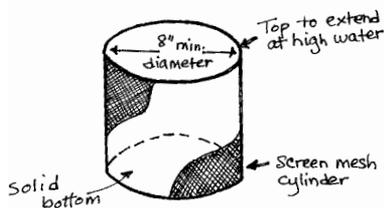
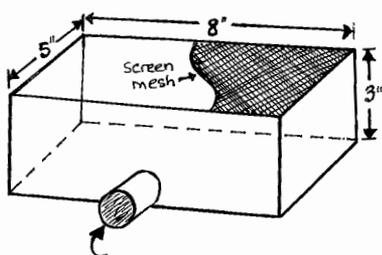
### **SURFACE WATER DIVERSION BMPs**

- Understand the available streamflow. Understanding streamflow helps to inform how much water may be available for withdrawal. A citizen's guide to estimating streamflow can be found at [www.ecy.wa.gov/programs/wq/plants/management/joysmanual/chapter5.html#Measuring%20Stream%20Flow](http://www.ecy.wa.gov/programs/wq/plants/management/joysmanual/chapter5.html#Measuring%20Stream%20Flow)
- Limit withdrawals to the wet months. Fill storage tanks during rain events in January to April.
- Stop pumping entirely from May 15 to November 15. Install float valves on all water storage to avoid overfilling water storage.
- Avoid emergency water loss. Design your system with backups and inspect regularly for leaks and maintenance issues. If you have an emergency water loss from storage, *do not refill between May 15 and November 15*. Diverting during this time could affect stream hydrology and impact the survival of fish and other aquatic species. In the event of a catastrophic loss, buy water from an approved retail water supplier or let some or all of your crop go without water for the duration of the season. The California Department of Public Health maintains a list of licensed water haulers at [www.waterboards.ca.gov/drinking\\_water/pubsforms/documents/fdbBVVCountyList.pdf](http://www.waterboards.ca.gov/drinking_water/pubsforms/documents/fdbBVVCountyList.pdf).
- Use fish screens. Install and maintain fish and amphibian exclusion screens on your pump screens. Screen openings

must not be more than 3/32" (i.e., small enough to exclude small fish) and screen diameter must be large enough that the suction pressure is invisible.

- Clean your screens regularly to avoid clogging! Replace screens yearly if they are bronze, and every other year if they are stainless steel. CDFW has detailed instructions for sizing fish screens at [www.waterboards.ca.gov/waterri-ghts/publications\\_forms/forms/docs/cdfw\\_conditions.pdf](http://www.waterboards.ca.gov/waterri-ghts/publications_forms/forms/docs/cdfw_conditions.pdf).
- Limit the rate of diversion. Limit pump rates to no more than 10 gallons per minute, and no more than 5% of the streamflow.

- Coordinate with your neighbors. Working with your neighbors to coordinate water withdrawals can ensure that cumulative or simultaneous withdrawals do not dewater the streams in your watershed. See the link to Sanctuary Forest's Legal Options for Streamflow Protection, above or in Appendix A.
- Use wells carefully. Wells in riparian areas or upslope of surface watercourses are often hydrologically connected to surface water and should be avoided or treated like a surface water diversion. Take note that all wells require permits from your local county Environmental Health department as well as a filing with the state.



NON-SUBMERSIBLE PUMP APPLICATION SCREEN BOX (LEFT) AND SUBMERSIBLE PUMP APPLICATION SCREEN CYLINDER (RIGHT).

*Illustrations adapted by Barbara Stanger from the CDFW Small Domestic Use Registration.*

- Avoid water hauling. Use water delivery only in emergency situations and utilize the BMPs outlined here to ensure that hauling is not necessary. If water delivery is used, check that the water is from a legal source. Make sure that you are not contributing to water resource damage elsewhere!

## WATER STORAGE

To increase water security, use rigid water storage (i.e., tanks) and lined ponds rather than bladders or unlined ponds for water storage. Locate all water storage a minimum of 100 feet from the edge of a stream or river bank and 30 feet from the property line and county roads.

## TANK BMPs

- Install float valves to prevent overflow and waste.
- Secure tanks to prevent breakage or movement. For vertical tanks, attach a tank restraint system (anchor using the molded-in tie down lugs with moderate tension, being careful not to over-tighten). For horizontal tanks, secure with bands and/or hoops to prevent tank movement.
- Provide for secondary containment in the event of rupture or overflow. Containment should be sufficient to capture or infiltrate the maximum contents of the tank.
- Locate tanks so that they are easy to access and maintain. Install tanks on firm, level, compacted soil that is free of rocks and capable of bearing the weight of the tank when it is full. Do not locate tanks in a flood plain or next to equipment that generates heat.
- For tanks 8,000 gallons or more, install on a reinforced concrete pad in order to provide adequate support. A building permit will likely be required for tanks over 5,000 gallons. Check with your County Building and Planning department for information.



RAIN COLLECTION & A RAIN CHAIN  
*Photo courtesy of Anna Birkas*

## POND BMPS

- Design and construct ponds to avoid or minimize water resource impacts. Be sure to consult with an engineer or geologist. Do not construct ponds in stream channels. Contact CDFW if you have questions about pond location.
- Ensure your pond has a stable outlet to control pond overflows in the event that the pond becomes too full. Size your spillway to accommodate extreme weather events.
- Line ponds to prevent water loss through seepage. Use liners such as biodegradable geotextiles that won't trap wildlife.
- To protect wildlife and children, fence off access to ponds!
- Provide an opening, ramp or floating dock on ponds or any water containment system as an escape route for wildlife that accidentally gets caught in the system.
- Plant vegetation along the perimeter of the pond (but not on the dam itself) to minimize erosion, provide shade, protect from wind, and reduce evaporation.
- Do not introduce non-native plants or animals into your pond, as they can escape and harm native species.
- Draw water level down for three weeks once per year at the end of the season to discourage bullfrog occupancy and allow for predation of bullfrogs.
- However, do not release pond water to streams because it is often warmer or higher in nutrients than surrounding natural surface waters. Release slowly to a vegetated swale or across fields to allow groundwater infiltration and recharge.



Note that diverting surface water into ponds requires permits from the Division of Water Rights and CDFW. More information regarding pond design, construction, and maintenance is available at: <https://nrcspad.sc.egov.usda.gov/DistributionCenter/pdf.aspx?productID=115>

### **BLADDERS**

Bladders, in particular military surplus bladders, have become a popular way for rural residents and farmers to store water, in part due to their lower cost and ease of transport. However, there are a number of problems with using bladders for water storage. Unlike tanks, bladders cannot have a float valve attached to

them to prevent overflow and water waste. In addition, bladders tend to warm up with sun exposure and can sometimes burst, releasing warm or hot water into a stream, where it can harm or kill fish and wildlife, and strip out and destroy riparian habitat.

***Bladders are not a best management practice and we recommend avoiding their use.***

If you have a bladder, keep it in a containment system on a cement pad with a perimeter wall sized to hold the entire bladder's contents in the event of rupture. Inspect regularly to ensure the bladder is free of holes or leaks, and that the material is maintaining its integrity.



## ROADS, LAND DEVELOPMENT, AND SITE MAINTENANCE: PROTECTING LAND AND WATER FROM EROSION

Sediment from erosion is the number one pollutant impairing North Coast streams. Excess sediment is defined as soil, rock, sand, silt, or clay that is delivered to waters in an amount that could negatively affect aquatic life and water quality. Roads, land development and site maintenance are key factors that can contribute to erosion.

Sediment pollutes in numerous ways. It reduces the amount of oxygen available to plants and animals and carries fertilizers and other chemicals into waterways. Once in the stream system, sediment locks gravel together like concrete, preventing salmon and steelhead from making their nests and suffocating eggs from lack of oxygen. It can cause or contribute to flooding, impede stream flow, increase water temperatures and promotes the growth of toxic algae in the summer and fall. Sediment-rich water has more erosive power, increasing bank and streambed damage downstream. Finally, erosion reduces the acreage and value of your land. For a striking image of sediment flowing into the ocean from the Eel River, go to <http://earthobservatory.nasa.gov/IOTD/view.php?id=79965&src=eoq-iotd>.

As a general rule, steep slopes are more vulnerable to erosion compared to gentle slopes, and bare ground is more likely to erode than vegetated areas. Vegetated areas, particularly those next to a water source, can act as a buffer, slowing runoff and capturing sediment, preventing it from settling in the stream.

When beginning a construction project, consider the natural contours and layout of your property. ***Your goal is to make roads and land development hydrologically invisible by designing for dispersed runoff.*** Outsloped roads with periodic rolling dips, with or without an inboard ditch, are the most effective way to attain dispersed road runoff. An excellent resource for road construction and maintenance is the *Handbook for Forest, Ranch and Rural Roads*, available as a free



AN ERODING STREAMBANK

*Photo courtesy of MCRCD*

download in English and Spanish at [www.mcrcd.org/publications](http://www.mcrcd.org/publications).

### WATER QUALITY CONCERN: EROSION

- Poorly designed roads and stream crossings
- Bare or sparsely vegetated streambanks
- Livestock grazing in and near waterways
- Human-induced landslides
- Development of upland areas, such as home building and road construction.

Rural roads and cultivation areas should be planned to take advantage of natural drainage features and maximize infiltration. ***The best way to treat erosion is to prevent it.*** Upfront planning and design can help you achieve your goals with minimal disturbance to your landscape. Walk your property on a sunny day and also on a rainy day to look for signs of instability. Photographs can be very helpful for this process. Think about which roads you use less and consider making them seasonal use roads or decommissioning them altogether. Some erosion problems may require the assistance of a specialist such as a licensed road contractor, geologist or engineer.



Mature vegetation will prevent erosion and is your long-term erosion control goal for all your property. Vegetated swales and buffer zones are effective structural treatments that can provide a catchment system for slowing and infiltrating stormwater and sediments. For immediate short-term needs, cover crops and rice straw are inexpensive and effective erosion control stop gaps that provide a cushion between the disturbed soil and the velocity of the raindrop. Strive for clear (sediment-free) runoff from your roads and developed and cultivated areas.

## **EROSION PREVENTION BASIC PRINCIPLES**

1. Design for dispersed runoff.
2. Vegetate bare ground, including fallow fields and streambanks.
3. Keep heavy equipment off soils where possible.
4. Limit footprint of disturbance.
5. Avoid disturbing stream-side riparian areas.
6. Conserve or restore natural areas and wildlife corridors.
7. Think about impacts on a landscape level with the sustainability of the watershed in mind.

## **USING SWALES AND VEGETATED BUFFERS**

Swales and vegetated buffer zones are effective tools for dispersing flows, filtering pollutants, encouraging water infiltration, and creating wildlife habitat. A swale is a shallow channel covered with dense vegetation or filled with mulch to absorb and filter water and pollutants. Swales dug around the perimeter of cultivation sites will collect water and percolate it back into the soil.



#### REMEDICATION BUFFER - VEGETATED AND MULCHED BUFFER ZONE.

*Photo courtesy of Dan Mar*

Vegetated buffer zones consist of strategically placed permanent vegetation that slows water flow, for example, on the downslope side of cultivated areas.

The effectiveness of a vegetated buffer zone will depend on the concentration of pollutants entering the buffer, the width of the filter area, the slope of the area, the volume of water it will receive, and the type of vegetation planted. The wider and denser the zone, the more effective it will be.

Swales themselves can concentrate runoff, so careful design is essential for dispersing any outflow. Swales should be engineered to take the expected flow

of a 100-year storm without discharge to slopes or streams. For shallow slopes and for short-term, emergency filtration, straw wattles, coir fiber rolls or straw bale sediment barriers can also be used to minimize run-off. These methods are preferable to silt fences and sandbags. Details on how to use all these features can be found at [http://www.sonoma-county.org/agcomm/pdf/bmp\\_handbook3.pdf](http://www.sonoma-county.org/agcomm/pdf/bmp_handbook3.pdf).

Use only native plants and grasses in revegetation efforts. Non-native species, including some sold at nurseries, can invade natural areas, absorb large amounts of water, and create dense monocultures that alter natural stream processes.



## GENERAL EROSION CONTROL BMPs FOR ALL APPLICATIONS

- Maintain adequate vegetation on all soils, including farm fields, streambanks and beside roads.
- Seed and mulch disturbed soils, bare areas and heavy use areas with native grasses, especially prior to winter rains. Protect exposed soils with a heavy application of weed-free straw mulch, secured using hand tools or with jute matting.
- Apply straw at the rate of two tons per acre (about 42 bales per acre). You should not be able to see any soil once the straw is applied. Use rice straw to prevent establishing weeds.
- Keep extra straw bales on hand for emergency erosion control but be sure to keep it clean and dry!
- The *Handbook for Forest, Ranch and Rural Roads* has helpful charts for selecting appropriate revegetation species and for effective seeding methods on pages 302-308.
- Minimize runoff by irrigating only as needed. See the water conservation BMPs above for tips on efficient irrigation.
- Install swales and vegetated buffers along the perimeter of greenhouses, cultivation sites, fueling areas, storage areas, along roads, streams and drain-ages, below animal use areas and surrounding the entire site.
- Use a mix of locally appropriate native grasses, shrubs and sedge species for vegetated areas.
- Create a graveled area surrounded by a vegetative buffer or straw wattles for mixing soil and watering new transplants.
- Clear sediment from sediment control areas as needed to ensure capacity is not exceeded.
- Place a secure tarp over soil, composting piles and other ag waste piles to protect them from wind and rain, and surround them with straw wattles or other appropriate erosion control.
- Contact a licensed road contractor, geologist, or restoration specialist to determine how you can address erosion problems.



A STREAMBANK REVEGETATED WITH NATIVE SPECIES

*Photo courtesy of MCRCD*

### **RIPARIAN ZONES AND STREAMBANK PROTECTION**

Riparian zones are the land adjacent to a stream and provide a natural buffer between terrestrial and aquatic ecosystems. A well-functioning riparian zone has trees of different ages as well as a diversity of understory plants. Riparian areas help maintain healthy stream ecosystems by stabilizing streambanks, filtering sediments and pollutants, providing large wood

for habitat, moderating flood waters, lowering stream temperatures by providing shade, and contributing food to the aquatic ecosystem. For these reasons, it is important to maintain and protect your riparian zones and streambanks.



## **RIPARIAN ZONE AND STREAMBANK PROTECTION Bmps**

- Walk your riparian areas regularly to assess their health and function. Look for bare or eroding soil.
- Maintain the existing vegetation within the riparian zone, especially trees and understory vegetation that shade the stream corridor.
- Revegetate bare ground and eroding areas with native vegetation. Native willows can be staked easily along your streambank without the assistance of a specialist, although the work will require a permit from the Regional Water Board and CDFW. (Note that most new plantings require irrigation for the first few years!)
- Retain large wood in the stream channel and do not remove trees that could fall into the stream.
- Exclude livestock from riparian areas and keep all livestock off steep slopes and erodible soils, especially during the rainy season. Livestock compact soil,

disturb roots, induce erosion and can contaminate surface water or groundwater with nutrients and pathogens.

- Provide water sources to livestock outside of riparian areas.

## **ROAD CONSTRUCTION AND MAINTENANCE**

Roads contribute to sediment pollution when they concentrate runoff and cause erosion or landsliding. Road erosion and improper road drainage are some of the leading causes of stream sedimentation, stream channel instability, and habitat decline, even if a road is not directly adjacent to the water feature. Proper dispersed drainage is critical to ensuring the integrity of a road and to preventing and minimizing sediment discharges into watercourses. As a general rule, anywhere flowing water is allowed to concentrate, a road system will have problems. Storm-proofing roads, using certain roads only during specified months, and decommissioning unneeded roads to decrease road density can all help reduce the impact that roads can have on plants and animals.



A RUTTED AND GULLIED ROAD, BEFORE TREATMENT

*Photo courtesy of Pacific Watershed Associates*



THE SAME ROAD OUTSLOPED WITH ROLLING DIPS

*Photo courtesy of Pacific Watershed Associates*

The *Handbook for Forest, Ranch and Rural Roads* ([www.mcrcd.org/publications](http://www.mcrcd.org/publications)) contains many useful illustrations and examples for road design, construction and maintenance.



## ROAD CONSTRUCTION AND MAINTENANCE BMPs

- Avoid building new roads. Use and improve existing ones whenever possible.
- Outslope roads to optimize drainage.
- Install properly sized rolling dips and water bars within the road surface for road drainage.
- Avoid disturbing eroding areas such as landslides, gullies and slips or directing water to them. Prior to construction, identify unstable areas and consult a licensed geologist or engineering geologist.
- Schedule excavation and grading during dry weather periods.
- Consolidate roads, staging areas, and parking away from the riparian zone.
- Do not use heavy equipment in flowing water and avoid use of heavy equipment in a channel bottom with rocky or cobbled substrate.
- Be sure not to contaminate water with petroleum products! Refuel at least 50 feet from waterbodies, inspect vehicles for leaks and repair immediately. Clean up leaks, drips and other spills immediately and conduct vehicle maintenance and washing off site.
- Road construction materials, such as concrete, should also be kept away from streams and springs to prevent accidental spillage into water sources.
- Be sure to use the proper materials for clearings, landings and road materials. Organic materials such as branches and brush will degrade and compromise structural integrity, ultimately leading to road instability and erosion.
- Remove spoils and excavated material to a stable location outside the 100-year floodplain. See Spoils Management section below for additional information.
- Avoid draining roads into watercourses and onto unstable areas.

## ROAD MAINTENANCE

A storm-proofed road is not a maintenance-free road! You must still maintain your road and observe



any changes that require further reconstruction. Check roads, culverts and bridges periodically for signs of bank erosion. Inspect and clear all drainage systems and culverts before the start of the rainy season and again after large storms. Periodic re-grading of roads or reconstruction of water bars and rolling dips may be necessary.

### **ROAD SURFACING**

Proper road surfacing will minimize sediment loss. Road surfacing can include pavement, chip-seal, lignin, rock, or other materials, depending on timing and nature of use. Weatherproof or harden high-use roads. Pave or chip seal well before the rainy season to allow toxic compounds in the oils to solidify, degrade or volatilize from the road surface and not be delivered to waterways. Establish a thick cover crop on temporary or seasonal ranch roads by October 15. Depending on traffic, this may require active seeding annually.

### **STREAM CROSSINGS**

The biggest impacts to streams can result at stream crossings. Ideally, all roads would be located on ridge tops! When constructing a new road, it is best to minimize the number of stream crossings, and build stream crossings that produce the minimum impacts.

### **STREAM CROSSING CONSTRUCTION BMPs**

- Design and size culverts appropriately to be in-line with the stream channel, to allow for a 100-year storm, and to permit passage of migrating fish during all life stages.
- Culverts should be designed to conform with NMFS South-west Region's Guidelines for Salmonid Passage at Stream Crossings and CDFG's Culvert Criteria for Fish Passage.
- Check culverts and bridges periodically and especially during the rainy season for signs of bank erosion and to ensure that culverts are not plugged with debris.
- Install a critical dip at each culverted stream crossing. This reduces the potential for the stream crossing to fail catastrophically (i.e., blow out) or for the stream to be diverted and cause erosion into another stream channel.
- Install temporary stream crossings, when used, at locations where erosion potential is low.

## PERMITTING FOR INSTREAM, ROAD AND LAND DEVELOPMENT

- Be sure you have the proper permits before you start working in or next to a stream. Stream crossings, water diversion structures, and other structures generally require a Lake and Streambed Alteration Agreement from the California Department of Fish and Wildlife ([www.wildlife.ca.gov/Conservation/LSA](http://www.wildlife.ca.gov/Conservation/LSA)).
- Consult with the Army Corps of Engineers (ACE) to determine if the project also requires a federal permit and with the North Coast Regional Water Quality Control Board to ensure the project activities will comply with state water quality standards ([www.waterboards.ca.gov/northcoast/water\\_issues/programs/water\\_quality\\_certification.shtml](http://www.waterboards.ca.gov/northcoast/water_issues/programs/water_quality_certification.shtml)).
- If harvesting timber, a permit from CALFIRE may be required. If you are removing trees on less than three acres, and post-harvest, the land will not be used for timber, a streamlined permit is available: [http://calfire.ca.gov/resource\\_mgt/resource\\_mgt\\_EPRP\\_TimberlandConversions](http://calfire.ca.gov/resource_mgt/resource_mgt_EPRP_TimberlandConversions)
- Cumulative site disturbance of an acre or more of land (e.g., for a driveway, landing, or building pad) requires enrollment and compliance with the State Water Resources Control Board's general construction stormwater permit: [http://www.swrcb.ca.gov/water\\_issues/programs/stormwater/construction.shtml](http://www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml)

## LAND DEVELOPMENT

In many parts of the North Coast, the scars of legacy impacts are being exacerbated by land conversion on a massive scale. North Coast watersheds have been subjected to years of intensive logging, ranching, mining, poor road construction, and fire suppression, all of which have degraded the forest structure and hydrology. Unfortunately, many land owners bought their land not knowing they would inherit problems that needed fixing. The good news is that as a land steward, you have the opportunity to improve your property and mend these fragile ecosystems.

Think at a landscape level when designing your cultivation site. The reality of living in a watershed is that nothing is isolated—what you do on your property impacts and can be impacted by others in the watershed.

## LAND DEVELOPMENT BMPs

- Develop as small a “footprint” as possible. Limit land disturbing activities to the actual site of the project and necessary access routes.
- Protect the riparian zone from development and removal of vegetation.
- Locate all roads, cultivated plots, greenhouses, potting operations, and chemical storage areas on flat surfaces at least 100 feet away from water sources. Surround with a vegetative buffer, straw wattles or detention/sedimentation pond to remove pollutants. (The Regional Water Board Cannabis Permit states that Tier 1 cultivation areas or associated facilities must not be located within 200 feet of a surface water [i.e., wetland, Class I, II, or III streams]. See Appendix H for details.)
- Avoid removing trees, shrubs and native vegetation. Replace any removed plants with similar native species appropriate to the site in at least a 3:1 ratio (3 shrubs for every one you remove).

- Before grading, remove and store topsoil in a stable location.
- Seed bare soil with a locally appropriate native seed mix or cover with straw if it will be exposed for more than a few days to reduce erosion and ward off invasive plants.
- Identify a limited construction area before work begins to prevent compaction of soils and to protect habitat. Install temporary fences to restrict heavy equipment movement.
- Avoid developing on steep slopes.

UC Cooperative Extension has an excellent guide to land development and nursery layout with many useful illustrations at <http://ceorange.ucanr.edu/files/132555.pdf>.

## **SPOILS MANAGEMENT**

Spoils are leftover dirt from site development or cultivation. A tenet of best management practices is to reduce waste by not creating it in the first place. Good planning and clever site management can help reduce or eliminate the need for spoils piles.

## **SPOILS MANAGEMENT BMPS**

- Eliminate or reduce your need for spoils piles by retaining as much of your soil in place as possible and reusing materials whenever possible.
- Remove spoils piles and excavated material to a stable location above the high water mark, outside the 100-year flood plain, and more than 200 feet from a waterbody.
- Place spoils in compacted layers and contour piles to mimic and blend into the surrounding topography.
- Surround by erosion control such as a vegetated swales, straw wattles earthened berms, or coir rolls to protect from runoff.
- Stabilize piles through compaction and revegetation. Revegetate with a native seed mix and mulch with straw.



## BIOSWALES PREVENT SOIL FROM ENTERING WATERWAYS

*Photo courtesy of Anna Birkas*

- Avoid placing piles on steep and/or eroding slopes. If this is unavoidable, cover with jute netting if the slope is steeper than 2:1.
- Separate roots and stumps from spoils, keep spoils piles free of woody debris and do not place them on top of brush, logs or trees.

# SOIL HEALTH AND MANAGEMENT

After water, nothing on your farm is more essential than your soil. Healthy soils are the keystone to a bountiful crop, a prosperous harvest, and vibrant flora and fauna. Fertile soils are living systems that serve many vital functions, including water purification and storage, carbon sequestration, and plant productivity. Think of your soil as one of your best “reservoirs” for water. The more you retain, the less you need to import into the farm system. Healthy, well-structured soils are porous, allow water infiltration and decrease runoff and erosion. The organization Kiss the Ground has produced an informative video about soil. Check it out at [www.thesoilstory.com](http://www.thesoilstory.com). Getting to know your soil is truly a joy, as its many daily miracles will unfold before you!

## SOIL BASIC PRINCIPLES

- Soil is alive!
- Nurture your soil’s biotic community.
- Keep soil covered and amend it with compost.
- Avoid soil disturbance and soil compaction.
- Avoid the use of pesticides and herbicides.

*Adapted from the USDA-NRCS Healthy, Productive Soils Checklist, [www.nrcs.usda.gov/wps/portal/nrcs/detailfull/national/soils/health/?cid=stelprdb1049236](http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/national/soils/health/?cid=stelprdb1049236).*

How you manage your soil will dictate its productivity and how well it retains water and nutrients.

***Crop diversity and cover crops*** will improve your soil and the health of your farm. Cover crops lower soil temperatures, reduce supplemental nutrient requirements, build organic material in the soil, and facilitate moisture retention. Planting cover crops is also the most cost effective way to prevent runoff and sheet erosion.

***Compost*** can improve soil structure and improve fertility for your plants. Compost will increase soil cohesion and moisture retention, reducing water runoff. Compost reduces the need for herbicides, insecticides, and fungicides by promoting the immune system

of plants. Compost can also stimulate the soil to retain and absorb carbon from the atmosphere.

**Compost tea** is a biologically active extract of compost that contains plant growth compounds and beneficial microorganisms and helps to establish and maintain soil microbial populations. Compost tea is a natural fertilizer that can be made at home. ***However, it is essential that compost tea be made, used, and stored as a chemical, as it can pollute waterways if run-off is not controlled.*** Compost tea can be easily made from your compost and applied to plants to inoculate your soil and suppress fungal diseases. To make compost tea, start with mature compost that is crumbly and smells sweet (earthy). Place 10 pounds of compost in 10 gallons of water in a 40-gallon container. Protect the container from cold and heat and stir with a stick daily for a minimum of 5 days. Strain off the liquid and use within 4–6 hours. There should be no bubbling or off odors. Do not dilute.



#### CROP DIVERSITY

*Photo courtesy of Jesse Dodd*

**Vermicompost** is another good method for improving soil fertility. Vermicompost uses worms to break down compost. Worms have a variety of beneficial microorganisms in their intestines that become highly concentrated in the worm castings and work to improve pest and disease resistance for plants cultivated with them. Worm castings are inherently rich in plant available nitrogen, phosphorous, potassium, calcium and other nutrients. Because castings are highly concentrated, be careful not to over-apply them.

## SOIL HEALTH BMPS

- Minimize tillage, especially if slopes are steeper than 5-10%, or if soils are highly erodible. If you do till, avoid tilling early in the spring or late in the fall.
- Prevent soil compaction. Do not work your soil when it is too wet, and avoid bringing equipment into the garden during the wet season.
- Grow a range of crops with an emphasis on attracting native pollinators.
- Increase soil organic matter by spreading manure or applying composts. Apply 2"-4" of well-rotted manure or finished compost to soils and work in to a depth of at least 5 inches.
- Apply a layer of mulch (leaves, wood chips, straw) around plants to retain moisture, fix nitrogen, and provide habitat for beneficial insects.
- Mulch soils following disturbance to minimize erosion and to minimize weeds.
- Maintain ground cover and seed nitrogen-fixing cover crops between rows.

- Establish cover crops by October 15 and maintain them throughout the rainy season.
- Avoid using pesticides and herbicides. See information about Integrated Pest Management in the Fertilizer and Pest Management section.

## HOW SOIL HEALTH BMPS FIGHT CLIMATE CHANGE

- BMPs nurture the soil and improve its ability to store carbon by building soil organic matter, minimizing site and soil disturbance, and protecting the soil from compaction.
- BMPs decrease the burning of fossil fuels by composting plant material on-site and using on-site soil and soil amendments, composts and fertilizers.
- BMPs keep vegetative waste out of landfills where it decomposes anaerobically, releasing methane, a potent greenhouse gas.



## FERTILIZER AND PEST MANAGEMENT

Plant size and vigor, pests, diseases, and molds are consuming concerns for all farmers. Ways to address these concerns vary widely, however, from chemically intensive systems heavy on external inputs to organic and permaculture systems which emphasize crop diversity, integrated pest management, and on-site solutions.

Chemicals that are used on farms have a way of finding their way into the water system, even when judiciously applied. Fertilizers, petroleum, rodenticides and other chemicals can persist in the water for days to years, killing fish and other animals, causing algae blooms that suffocate aquatic organisms, and threatening drinking water quality downstream. Regular use of herbicides, fungicides, and insecticides destroys beneficial soil life, such as earthworms, bacteria, and fungi. Pesticide and soluble fertilizer use also correlates with increasing soil compaction and acidification.

***For these reasons, this BMP guide encourages all growers to minimize or eliminate their use of all off-farm generated fertilizers and other chemicals.*** This list of best practices identifies alternative methods for growth enhancement and weed/pest control, as well as best practices for storage and use in the event that chemicals are used.

### INTEGRATED PEST MANAGEMENT

Integrated Pest Management (IPM) is an effective approach to controlling insects, plant diseases, and weeds while minimizing risks to people, pets, and water resources. IPM is based on scientific research, focusing on long-term prevention of pests by fostering an environment in which plants can resist disease and out-compete weeds naturally. IPM uses a combination of methods to achieve the desired goal, including biological controls (e.g., natural enemies), cultural controls (changing a management practice to inhibit growth of a pest), and mechanical/physical controls (e.g., mulches to control weeds, traps for rodents, nest boxes for beneficial predators). Chemical controls are only used if other methods fail or if targeted use can maximize the effectiveness of the other solutions.

The State of California's Department of Pesticide Regulation has released an excellent and easy-to-read guide



titled *Legal Pest Management Practices For Marijuana Growers In California*. It contains specific pest management suggestions for both indoor and outdoor cannabis grows for mites and insects, mammals, and diseases. The guide can be downloaded at: [http://www.waterboards.ca.gov/water\\_issues/programs/enforcement/docs/cannabis\\_enfrmnt/pest\\_mgmt\\_practices.pdf](http://www.waterboards.ca.gov/water_issues/programs/enforcement/docs/cannabis_enfrmnt/pest_mgmt_practices.pdf).

## FERTILIZERS AND PEST CONTROL BMPs

- Use Integrated Pest Management to manage and control weeds, disease, pests and molds.
- Use compost and nitrogen-fixing cover crops to fertilize your soil.
- Enhance your soil with compost tea and vermiculture castings.
- Avoid petroleum-based fertilizers and pesticides.
- Use non-toxic forms of pest control, including fencing, caging and trapping. However, avoid the use of poly mesh as it can trap wildlife.
- Never use pesticides or soluble fertilizers near water.

## FERTILIZERS AND PEST CONTROL PRACTICES TO AVOID

- Applying pesticides on a prescheduled basis.
- Using broad-spectrum, synthetic chemical pesticides.
- Plastic bird netting as an exclusionary tool.
- Open Chemigation systems.

## USE AND STORAGE OF TOXIC MATERIALS

Chemical controls should be specific to a particular problem, have evidence of effectiveness and should be applied with precision, if at all. All chemicals require careful storage and use, including fertilizer (synthetic or natural), pesticides, rodenticides, and petroleum products (e.g., gasoline, motor oil, diesel fuel). All of these should be considered toxic, as they can pollute and poison waterways and terrestrial and aquatic organisms. As we note above, the best approach to chemical storage is to not have the chemicals to store!

## USE AND STORAGE OF TOXIC MATERIALS BMPS

- Follow the directions on the label exactly.
- Store toxic materials in their original containers with the original label intact in a locked leak-proof storage container located in a place where there is no threat of discharge to waterways, no threat of damage by animals, and with a secondary containment system in the event of a spill.
- When in active use outside, bags and containers should be kept closed and in a location to prevent accidental spillage or damage by wildlife.
- After active use, return bags and containers to storage area immediately.
- Post proper storage instructions in an open and conspicuous location.
- Clean up spills immediately.
- Prepare and keep onsite a Spill Prevention, Countermeasures, and Cleanup Plan (SPCC Plan) and keep an ample supply of appropriate spill clean-up material near storage areas. See [cfbf.com/cfbf/documents/issues/OilStorageOnTheFarmMemo.pdf](http://cfbf.com/cfbf/documents/issues/OilStorageOnTheFarmMemo.pdf) for details.



IMPROPER STORAGE

Photo courtesy of Jane Arnold



#### PROPER STORAGE

*Photo courtesy of Dan Mar*

- Empty containers, used motor oil, radiator coolant or other fluids, and vehicle batteries should be placed in the secure storage area (with their lids if appropriate) until they can be taken to a hazardous waste facility.
- Mix and load chemicals on an impermeable surface, such as concrete or a tarp, far from waterways.
- Do not assume a high percentage of inert ingredients means a product is not hazardous.
- Prevent chemical and soil spills and clean them up immediately. Pot plants and fill gas and chemical receptacles in an area with secondary containment. Remember that even if a spill occurs during the dry season, the chemical or soil will be transported to the stream during a storm event if protections are not in place.
- Use anti-backflow devices on water supply hoses, and other mixing/loading practices designed to reduce the risk of runoff and spills.

## SOLID AND HUMAN WASTE DISPOSAL

Compost, feces, and ashes, though natural products, can all pollute waterways. Compostables and feces act like supercharged fertilizers in the water, encouraging algae growth and robbing the water of oxygen. Ashes increase the alkalinity of the water. Bacteria, excess nutrients, pathogens, and toxic materials and liquids will all contaminate drinking water and sicken or kill wildlife.

*Do not dump anything—chemicals, trash, soil, compostables, food, human or animal feces, or ashes—into or near streams!!*

### ZERO WASTE ON THE FAMILY FARM

A farm is the ideal place for practicing zero waste, as there are personal and financial incentives for self-sufficiency, and ample land for composting and storage of recyclables. The long haul to landfills or public services encourages creative reuse.

Remember that there is no such thing as throwing something “away.” Materials sent to the landfill degrade very slowly and release methane gas, a very potent greenhouse gas trapper. Materials improperly disposed of on-site (such as thrown in or near the stream) pollute the water and kill aquatic species. It all goes somewhere and we are all downstream!

### SOLID AND HUMAN WASTE DISPOSAL BMPS REDUCE WASTE

- Choose high performance, durable materials.
- Choose products that can be recycled, deconstructed and/or salvaged.
- Avoid materials that have a toxic lifecycle, such as PVC and other chlorinated products, products with lead (metal roofs), mercury, iron (i.e., rust) and zinc (anything galvanized), and wood treated with creosote, arsenic, or pentachlorophenol.
- Salvage materials for use onsite.



## REUSE AND RECYCLE

- Compost planting waste, leaves and non-woody plants.
- Chip woody wastes for mulch.
- Recycle plastic pots.

## STORAGE AND DISPOSAL OF WASTE

- Separate refuse to ensure that all items are recycled, reused, or composted.
- Designate a covered, contained area for waste and recycling.
- Cover waste and recycling containers to prevent materials from blowing or flowing into waterways.
- Cover trash loads when you transport them into town to prevent items from blowing off.
- Use lined bins or dumpsters to reduce leaking of liquid waste.
- Consider using refuse containers that are bear-proof and/or secure from wildlife.

## HUMAN AND ANIMAL WASTE BMPS

- Maintain portable and temporary restrooms regularly to avoid overspills. Check them for leaks regularly.
- Outhouses, composting toilets and the like must be constructed to prevent seepage into groundwater or surface water and must be sited properly and constructed according to the State Water Resources Control Board regulations for Onsite Wastewater Treatment Systems (OWTS). For more details see [http://www.waterboards.ca.gov/board/decisions/adopted\\_orders/resolutions/2012/0032owts.pdf](http://www.waterboards.ca.gov/board/decisions/adopted_orders/resolutions/2012/0032owts.pdf). County ordinances may preclude the use of outhouses or composting toilets. Check with your County Environmental Health Department.



## APPENDICES

### APPENDIX A:

## USEFUL BMP REFERENCE MATERIALS

- The *Handbook for Forest, Ranch and Rural Roads* is available for free download at [www.mcrcd.org/publications](http://www.mcrcd.org/publications) in both English and Spanish.
- A sample BMP Farm and Nursery Layout can be found at <http://ceorange.ucanr.edu/files/132555.pdf>.
- The Northern California Farmers Guide can be downloaded at <https://go.treesfoundation.org/inspiring/farmersguide/>.
- Legal Pest Management Practices For Marijuana Growers In California can be downloaded at [http://www.waterboards.ca.gov/water\\_issues/programs/enforcement/docs/cannabis\\_enfrmnt/pest\\_mgmt\\_practices.pdf](http://www.waterboards.ca.gov/water_issues/programs/enforcement/docs/cannabis_enfrmnt/pest_mgmt_practices.pdf).
- The 5 Counties Stormwater Management Guide (how to test your soil by hand, how to make a rain barrel and cistern, how to find native plants for your area, how to create a vegetated swale, problems with compacted soils, etc.) can be downloaded at [www.5counties.org/stormwater.htm](http://www.5counties.org/stormwater.htm).
- Salmonid Restoration Federation Emergency Tank and Water Rights guides can be found at <http://www.calsalmon.org/programs/water-rights-education/resources>.
- High Tide Permaculture has helpful references for using BMPs for cannabis cultivation. You can find them at: [www.hightidepermaculture.com/www.hightidepermaculture.com/Watershed\\_Resources.html](http://www.hightidepermaculture.com/www.hightidepermaculture.com/Watershed_Resources.html).
- ATTRA, the National Sustainable Agriculture Information Service, has publications, Q&A, and an 800 number for questions in English and Spanish. <http://attra.ncat.org> 800-346-9140



# APPENDIX B: LAND SELF-ASSESSMENT CHECKLIST

*Note: This checklist is for your personal use and differs from that required by the NCRWQCB permit.*

To start, locate your land on a USGS quad map. If you have an aerial photo of your property, have that available as well. Walk your property and bring a clipboard, a map, a camera, and a GPS if you have one.

Property Owner \_\_\_\_\_ Date \_\_\_\_\_

Property Acreage \_\_\_\_\_

Watershed \_\_\_\_\_ Stream name \_\_\_\_\_

Soil Type \_\_\_\_\_ Slope \_\_\_\_\_

## MAP AND WRITTEN SUMMARY OF YOUR PROPERTY:

*A self-drawn map and written overview can serve as a powerful reference document for both business and conservation planning. Be sure to capture where all the constructed and biological features are located. Note any areas of obvious erosion, especially on areas impacted by poorly drained roads and streambanks.*

## PRIMARY WATER SOURCES (CIRCLE ALL THAT APPLY):

Rainwater	Stream/river	Spring
Well	Pond	Delivered

Water Available (Month) \_\_\_\_\_  
to (Month) \_\_\_\_\_

*For Stream Sources of Water*

Tributary to: \_\_\_\_\_

Organisms Present:      Fish      Amphibians      Invertebrates



Flow Rate at Diversion (where you pump from):

Today \_\_\_\_\_

Feb. 15 Median \_\_\_\_\_

July 15 Median \_\_\_\_\_

Type of diversion:      Gravity      Pump/Type: \_\_\_\_\_

Type of Storage:      Bladder      Tank      Pond

Total Storage Volume:

General road condition \_\_\_\_\_

Stream Crossing                      Yes                      No

Erosion or Gullies Present?      Yes                      No

During a rain event, does the road wash out and send sediment into the stream?                      Yes                      No

Do roads slope inward or outward? \_\_\_\_\_

**References: Soil Type:** A simple method for evaluating your soils is to use the "feel" test. See [www.ext.colostate.edu/mg/gardennotes/214.html](http://www.ext.colostate.edu/mg/gardennotes/214.html) for instructions.

**Slope:** See [http://www.ehow.com/how\\_6118577\\_calculate-slope-property.html](http://www.ehow.com/how_6118577_calculate-slope-property.html) for a simple method to estimate slopes. Smart phone users can download a clinometer app for easy measurement.

**Measuring Flow Rate at Diversion:** Page 2 of the UC ANR publication Low Cost Methods of Measuring Diverted Water <http://anrcatalog.ucanr.edu/pdf/8490.pdf> contains simple instructions for determining flow rate at diversion.

*Adapted from High Tide Permaculture's Land Assessment Checklist*



## **APPENDIX C:**

# **BMP CHECKLIST**

### **WATER SYSTEM**

- Registration for water storage
- Initial Statement of Water Diversion and Use with annual reporting
- Water meter on tank outlet
- No leaks in system
- Organism excluders: maximum 3/32" screen
- Prefiltration prior to storage to prevent sedimentation
- Automatic shutoff float valve
- Drip irrigation
- Self-adjusting irrigation controller
- Anti-backflow devices on water supply hoses
- Withdrawals limited to wet season months

### **WATER STORAGE**

- Available storage volume sufficient to provide water from May to November
- Rigid tank for storage
- Tank located 100 feet from the edge of stream and 30 feet from the property line and county roads.
- Ponds are lined with an environmentally friendly material (bentonite, bento-mat, degradable geotextiles)
- Escape route in ponds for amphibians/wildlife
- Storage elevated relative to site to eliminate pumps

### **HERBIVORY PREVENTION AND PEST CONTROL**

- Fencing
- Animal-friendly materials for wildlife excluders
- Traps for pests
- Crop diversity
- Integrated pest management

### **CHEMICAL STORAGE**

- Secured storage/locked shed
- Ventilated shed located in the shade
- Secondary containment capable of holding the maximum possible volume stored



### CATCH BASIN FOR PETROLEUM-BASED PRODUCTS

- Storage located more than 100 feet from water source with no discharge path to water
- Proper storage instructions posted
- Supply of spill clean-up material near storage unit

### ROADS AND CROSSINGS

- Stream crossings and culverts sized for a 100 year flood flow plus debris
- Culverts are consistent with NMFS Southwest Region's Guidelines for Salmonid Passage at Stream Crossings and CDFG's Culvert Criteria for Fish Passage.
- Energy dissipaters downstream of culverts
- Cap material from natural sources (bare soil, vegetation) or aggregate (paved, crushed, other)
- Proper drainage
  - Inboard ditch
  - Relief culverts
  - Outsloped
  - Rolling dips
  - Hydrologically disconnected from surface water
- Consultation with a licensed road contractor, engineer, or geologist.

### DEVELOPED SITES (homes, sheds, greenhouses, cultivated areas, etc.):

1.	<ul style="list-style-type: none"><li><input type="checkbox"/> Natural vegetated buffer zone of 100 feet between developed site and water source</li><li><input type="checkbox"/> Vegetated swales</li><li><input type="checkbox"/> French drain</li></ul>
2.	<ul style="list-style-type: none"><li><input type="checkbox"/> Natural vegetated buffer zone of 100 feet between developed site and water source</li><li><input type="checkbox"/> Vegetated swales</li><li><input type="checkbox"/> French drain</li></ul>
3.	<ul style="list-style-type: none"><li><input type="checkbox"/> Natural vegetated buffer zone of 100 feet between developed site and water source</li><li><input type="checkbox"/> Vegetated swales</li><li><input type="checkbox"/> French drain</li></ul>



## **SOILS**

- Off-season cover crop
- Composting
- Use of on-site soils only (no spoils generated or soil amendments imported)
- Livestock have no or limited access to stream corridors and erodible soils
- 2-3 inches of mulch around plants
- Spoils piles are away from waterways and compacted or revegetated

## **STREAM BANKS**

- Sloped to restore natural topography
- Adequate riparian buffer zone, planted with native vegetation.

## **WASTE MANAGEMENT**

- Contained, covered area designated for waste and recycling
- Composting toilet located more than 100 feet from water source, sited and constructed according to SWRCB OWTS policy

## **HABITAT ENHANCEMENT AND PROTECTION**

- Large trees in stream retained
- Ample riparian vegetation
- Bird habitat protected during construction and maintenance activities
- Large cavity trees and snags retained for birds.
- Trees on site with a variety of heights and diameter classes
- Beaver ponds left in place to slow the release of water, trap sediments, and create habitat.

*Adapted from/Courtesy of High Tide Permaculture*



## **APPENDIX D: WHERE TO FIND HELP WITH BMPS**

The North Coast Regional Water Quality Control Board maintains a list of approved third party certifiers for their water quality permit program. The list can be found at [www.waterboards.ca.gov/northcoast/water\\_issues/programs/cannabis/#\\_Third\\_Party\\_Programs](http://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/#_Third_Party_Programs).

The Eel River Recovery Project is a non-profit group that works with cannabis cultivators and others to institute watershed-friendly practices. The organization has put together a list of recommended contractors for the Eel River watershed. Contact them at [www.eelriverrecovery.org](http://www.eelriverrecovery.org).

Property owners can also work with consultant(s) of their choice on BMPS. If you use a private contractor who is not on a pre-screened list, make sure they are a reputable operator with the appropriate license and they are able to meet the performance standards outlined in the permits.

## **APPENDIX E: AGENCIES INVOLVED IN WATER QUALITY ISSUES (PARTIAL LIST)**

### **FEDERAL**

US Environmental Protection Agency (USEPA) [www3.epa.gov](http://www3.epa.gov)

US Fish and Wildlife Service (USFW) [www.fws.gov](http://www.fws.gov)

Army Corps of Engineers (ACOE) [www.usace.army.mil](http://www.usace.army.mil)

National Oceanic and Atmospheric Administration (NOAA) [www.noaa.gov](http://www.noaa.gov)

### **STATE**

State Water Resources Control Board (SWRCB) [www.swrcb.ca.gov](http://www.swrcb.ca.gov)

California Department of Fish and Game (CDFG) [www.wildlife.ca.gov](http://www.wildlife.ca.gov)

California Department of Pesticide Regulation (CDPR) [www.cdpr.ca.gov](http://www.cdpr.ca.gov)

### **REGIONAL**

North Coast Regional Water Quality Control Board  
(NCRWQCB) [www.waterboards.ca.gov/northcoast](http://www.waterboards.ca.gov/northcoast)

### **LOCAL**

County Environmental Health Department

## APPENDIX F: DO I NEED A PERMIT? A QUICK REFERENCE GUIDE

Activity	Applicable Permits	Agency
Movement of earthen materials in, or alteration of, the bed and/or banks of a watercourse	1602 lake and stream-bed alteration agreement (LSA)	California Department of Fish and Wildlife (CDFW)
	401 certification	North Coast Regional Water Quality Control Board (NCRWQCB)
	404 certification	US Army Corps of Engineers
Clearing, grading and/or conversion of land	3 acre conversion	CAL FIRE
	Construction Storm-water General Permit	NCRWQCB
	Grading Permit	Counties of Del Norte, Humboldt, Siskiyou, Modoc, Sonoma, Lake, Shasta
Structural development	Building Permit	Counties



Activity	Applicable Permits	Agency
Water diversion from hydrologically connected waters of the state and/or storage	1602 LSA (CDFW)  Statement of Use (SWRCB)  Appropriative Water Right (SWRCB)  Building permit if storage tank is over 5,000 gallons (Counties)	California Department of Fish and Wildlife  State Water Resources Control Board (SWRCB) Division of Water Rights  Counties
Waste Discharges resulting from Cannabis Cultivation or operations with similar environmental effects	General Waiver	NCRWQCB
Human Waste Facilities, including outhouses and composting toilets	Onsite Wastewater Treatment System (OWTS)	SWRCB  Counties' Environmental Health Depts.



## APPENDIX G: AN OVERVIEW OF PERMITTING

Below is a brief synopsis of permits for new site development and for retrofitting existing homestead and cultivation operations to reduce threats to water resources. ***Be aware that in addition to the below listed permits and requirements, other local, state, or federal permits may be required. In addition, permits and licenses requirements are in flux as this guide goes to press. Be sure to check the websites of the appropriate agencies for updates.***

### CANNABIS CULTIVATION

- **North Coast Regional Water Quality Control Board Waste Discharge Permit Program, also called Order No. R1-2015-0023.**  
As of February 15, 2016 cultivators with more than 2000 square feet of cannabis cultivation production and/or associated activities are required to enroll for coverage under the Board's general waiver of waste discharge requirements either directly with the Regional Water Board, or via an approved third party program. The Regional Water Board Order regulates water and pollutants that have the potential to enter streams and other water bodies and applies to anyone who cultivates cannabis on the North Coast. For more information and the enrollment procedure: [www.waterboards.ca.gov/northcoast/water\\_issues/programs/cannabis/](http://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/)
- **State cultivation permits** will be required and issued through the California Department of Food and Agriculture starting in 2017. Note that cultivation licenses and nursery licenses will be treated as two separate and distinct licenses and you cannot have both.
- **Local cultivation permits** will also be required for commercial cultivation. Contact your county government to help you determine which department will be issuing local cannabis cultivation permits.
- Be aware that in addition to those listed above, permits will likely be required from one or more state or federal agency for any project that involves heavy equipment work in a watercourse, wetland or in a



location where rain could wash soil into a year-round or seasonal stream; installing a culvert or a stream crossing; diverting water from a stream; or building roads, grading or excavating. Utilize the table in Appendix F of this guide for a quick reference to permitting and compliance. The North Coast Regional Water Quality Control Board also has a summary of permitting needs at [www.waterboards.ca.gov/water\\_issues/programs/enforcement/docs/cannabis\\_cultivation\\_factsheet\\_english.pdf](http://www.waterboards.ca.gov/water_issues/programs/enforcement/docs/cannabis_cultivation_factsheet_english.pdf).

## **WATER DIVERSION AND STORAGE**

- State water rights law requires any person diverting waters (springs, streams, and rivers) to file an initial statement of use and annual reporting with the Division of Water Rights for each point of diversion: [http://www.swrcb.ca.gov/water-rights/water\\_issues/programs/diversion\\_use/index.shtml](http://www.swrcb.ca.gov/water-rights/water_issues/programs/diversion_use/index.shtml)
- As of January 2016, anyone who diverts water from rivers and streams is required to measure and report how much they use annually. More information can be found at [www.waterboards.ca.gov/waterrights/water\\_issues/programs/measurement\\_regulation/](http://www.waterboards.ca.gov/waterrights/water_issues/programs/measurement_regulation/).
- The seasonal storage of surface water requires an Appropriative Water Right to be filed with the Division of Water Rights. Information on the types of Appropriative Water Rights and Registrations can be found at: [www.waterboards.ca.gov/waterrights/publications\\_forms/forms/](http://www.waterboards.ca.gov/waterrights/publications_forms/forms/).
- The Division of Water Rights notifies the California Department of Fish and Wildlife (CDFW) of diversion and storage registrations and CDFW may put additional terms and conditions on the water right.



## **APPENDIX H:**

# **SYNOPSIS OF THE NORTH COAST REGIONAL WATER BOARD PERMIT**

This synopsis is for informational purposes only and provides only a snapshot of the Regional Board permitting program. Many more details and requirements are included in the Order itself. The Order applies to parcels with cannabis cultivation and/or operations of more than 2,000 square feet. Refer to the Cannabis Permit for details at [www.waterboards.ca.gov/northcoast/water\\_issues/programs/cannabis/](http://www.waterboards.ca.gov/northcoast/water_issues/programs/cannabis/)

### **TIER 1: LOW RISK TO WATER QUALITY QUALIFICATIONS**

- Cultivation sites with slopes less than 35%
- Total cultivation area of less than 5,000 square feet
- Cultivation areas or associated facilities located 200 feet or more from surface water (i.e., wetland, Class I, II, or III streams)
- No surface water diversions between May 15 and October 15.
- Meets the Standard Conditions (outlined in section 1A of the Order).

### **REQUIREMENTS**

- Must enroll in the discharge program
- Must pay an annual fee
- Must submit annual reports that certify that their site meets Tier 1 characteristics and Standard Conditions.
- May enroll, participate and comply with the Order through an approved third party.

### **TIER 2: WATER RESOURCES PROTECTION PLAN QUALIFICATIONS**

- Does not meet the characteristics of Tier 1 or Tier 3 or the Standard Conditions in section 1A.



- Cultivation areas and associated facilities located at least 100 feet from any Class I or II watercourse or within 50 feet of any Class III watercourse or wetlands. Two hundred (200) foot buffers are preferred. Alternative riparian setbacks may be required or approved on a site-specific basis.
- Cultivation areas of less than 10,000 square feet that have a fully implemented water resource protection plan, meet the Standard Conditions and have been verified by the Regional Water Board or an approved third party may qualify for star status (Tier 2\*) and be subject to Tier 1 fees.

### **REQUIREMENTS**

- Must enroll in the discharge program
- Must pay an annual fee
- Must submit annual reports.
- Must develop and implement a water resource protection plan (outlined in section 1B).
- May enroll, participate and comply with the Order through an approved third party.

### **TIER 3: REMEDIATION SITES**

#### **QUALIFICATIONS**

- For sites that pose an immediate threat to water quality and require cleanup, restoration, and/or remediation. Refer to the Order for details about these sites.

#### **REQUIREMENTS**

- Tier 3 dischargers must develop and implement a cleanup and restoration plan as detailed in the Order in section 1C.
- Must enroll in the discharge program
- Must pay an annual fee
- If cultivating cannabis, must also adhere to the Standard Conditions (section 1A) and implement a water resource protection plan (section 1B), including the annual fees associated with them.



**From:** [Lisa Lai](#)  
**To:** [Crystal Acker](#)  
**Subject:** MCRCD Cannabis Watershed BMPG.pdf  
**Date:** Thursday, August 26, 2021 8:28:08 AM  
**Attachments:** [MCRCD Cannabis Watershed BMPG.pdf](#)

---

Some cool ideas on regenerative farming to consider for the EIR

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

**From:** [Lisa Lai](#)  
**To:** [Cannabis](#)  
**Subject:** That survey was problematic  
**Date:** Friday, August 27, 2021 8:50:41 PM  
**Attachments:** [Screenshot\\_20210827-204214.jpg](#)  
[Screenshot\\_20210827-204422.jpg](#)  
[Screenshot\\_20210827-204029.jpg](#)  
[Screenshot\\_20210827-204301.jpg](#)

---

I'm very concerned about the questions asked in that survey. It felt like I was forced to say negative things about the cannabis industry. When you asked to rank the appropriate type of grows in AR and RR, there was no way to rank it. I have attached screenshots from the questions I feel were inappropriate and well as the ranking problem.

Lisa Lai

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10. We've heard concerns about how cannabis operations interact with their surroundings. Please rank the following most frequently cited concerns from most important (1) to least important (6)

   Neighborhood safety (i.e., I don't want cannabis operations to increase security risk in my neighborhood)

   Transportation network (i.e., I don't want cannabis operations to negatively impact existing road conditions or traffic levels)

   Groundwater availability (i.e., I don't want cannabis operations to negatively impact the groundwater supply)

   Odor (i.e., I don't want

12. We've heard comments about cannabis odor. Which is the most appropriate method to mitigate offsite odor impacts.

- Physical barriers – Require cannabis operations to be located within structures
- Separation – Require minimum setbacks from cannabis operations

13. We've heard comments related to what an adequate setback might be and how those setbacks should be determined. Please rank the following as the most important (1) to the least important (4) aspect to consider.

-   Noise minimization
-   Odor minimization
-   Safety buffering
-   Visual impact minimization

OK



## Countywide Cannabis Visioning Survey

15. Please rank the following from most potential (1) for compatibility to least potential (3) for compatibility

- Indoor cultivation (specialty cottage – state currently allows up to 500 square feet)
- Mixed light cultivation (specialty cottage – state currently allows up to 2,500 square feet)
- Outdoor cultivation (specialty cottage – state currently allows up to 25 mature plants)

**From:** [Chris Gralapp](#)  
**To:** [Scott Orr](#); [Crystal Acker](#)  
**Subject:** Bennett Valley Residents" "Homework"  
**Date:** Monday, August 30, 2021 7:59:53 AM  
**Attachments:** [AUG30 2021 BVCSD Letter.pdf](#)

---

Hi Scott and Crystal,

Here a letter from Bennett Valley Residents for Safe Development, answering your questions, and asking some of our own, which we were not able to ask during our meeting last week due to your time constraints. Please respond with your answers this week.

Cordially,

Chris

--

>^..^<

**Chris Gralapp**

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August 30, 2021

Mr. Scott Orr  
Deputy Director of Planning  
Permit Sonoma

Dear Scott,

We appreciated your time last Wednesday to discuss the Bennett Valley community's strongly held interest in protecting and strengthening our Bennett Valley Area Plan (BVAP). It was great to finally have someone in our county government listen to our concerns after over 5 years of no meaningful contact on this "project."

In this spirit, on behalf of over 500 supporters, we express in the strongest possible terms our request the county stop ministerial and CUP permits for any additional commercial cannabis operations in Bennett Valley. We've been requesting Bennett Valley be made an exclusion zone every year since 2017.

This large scale commercial cannabis activity breaks every Article in the Bennett Valley Area Plan. Each of the nine Articles are violated, starting with **Article I. Land Use: #2: Commercial development is not considered appropriate to the rural character of Bennett Valley.** Commercial development is not allowed out here, period. Whether a new vineyard tasting room, breweries, or commercial cannabis production, and all other commercial activity, they are all not appropriate here.

We need a stop to this entire "project" out here as it is causing our community undue stress, severe water resource depletion, major safety risks, significant environmental damages, daily negative impacts on our quality of life, significant increased traffic, noise, toxic terpene pollution, etc. All of these conditions are violations of the BVAP.

Furthermore, the practice of granting an acre of multiple ministerial permits on a single parcel violates both the Sonoma County Cannabis Ordinance concerning total cultivation area for multi-tenant operations per parcel under a zoning permit and the state regulations concerning need for CEQA review. This illegal practice is currently taking place in Bennett Valley and must be stopped.

Bennett Valley is a very unique and critical wildlife corridor for the larger ecosystem in our area. The BVAP is meant to protect this sensitive area, yet this "project" is causing significant environmental harms. This, along with the many BVAP violations, is reason enough for making Bennett Valley an exclusion zone.

As a followup to our meeting, please see questions below we did not have time to ask. We also provide answers to your questions below.

Thank you,  
Bennett Valley Residents for Safe Development

### **Questions for Scott:**

Will you undertake an economic analysis of various size grows to help the public and decision makers understand this cannabis industry?

Will you analyze the extent to which Sonoma County growers can qualify for using Sonoma County as an appellation of origin under state law, which does not allow grows in hoop houses or in plastic tubs?

Will you analyze the extent that legal grows have replaced illegal grows, the premise of the 2016 CEQA analysis?

How will BV residents be afforded more safety measures?

How will the County quantify odor issues?

How will the County assure us that our riparian zones be protected?

### **Below are answers to your questions:**

- **If the growers lived in BV, would that make any difference? No.**
  - To further clarify: many of the Commercial Cannabis operations here have had owners who live out of area and out of state. We also have had some owned by locals. One local owner in particular was especially egregious in violating many terms of the County ordinance as well as the BVAP and is now shut down after two years of constant conflict, environmental damage and disturbing the peace of Bennett Valley.
  - Once again, the main point is these are fundamentally commercial operations, which violate each Article of the BVAP. This “project” is not compatible with the Bennett Valley area’s special protected status.
- **If the county updated its water maps and determined BV is in Class 2 and not Class 3, how would we react?**
  - **The main point is we are Class 3**, with sensitive and stressed water resources, especially challenged with replenishment. Over the past 40 years, with additional development, this resource is already stretched and another of the many reasons why our area cannot sustain this new form of commercial development. Once again, see BVAP Article I on no commercial development.
  - **The actual geology reports we referred to are still accurate.** Geology mapping for Sonoma County is quite good and the rocks have not changed since the zones were defined. What has changed are the increased number of straws in the aquifer.
- **Please provide details on our SOSN poll on exclusion zones and other issues:**
- See previous correspondence from Craig Harrison with full response.

**From:** [Chris Gralapp](#)  
**To:** [Cannabis](#)  
**Subject:** Bennett Valley Residents" concerns re: commercial cannabis  
**Date:** Monday, August 30, 2021 7:59:37 AM  
**Attachments:** [AUG30 2021 BVCS D Letter.pdf](#)

---

This is a letter outlining the concerns of Bennett Valley Residents for Safe Development. Please register our opposition to commercial cannabis development in Bennett Valley, and our wish for Exclusion Zone status.

Cordially,

Chris Gralapp  
Bennett Valley Residents for Safe Development

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  - **The main point is we are Class 3**, with sensitive and stressed water resources, especially challenged with replenishment. Over the past 40 years, with additional development, this resource is already stretched and another of the many reasons why our area cannot sustain this new form of commercial development. Once again, see BVAP Article I on no commercial development.
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- **Please provide details on our SOSN poll on exclusion zones and other issues:**
- See previous correspondence from Craig Harrison with full response.

**From:** [Lauren Marra](#)  
**To:** [Cannabis](#)  
**Cc:** [Crystal Acker](#); [Scott Orr](#)  
**Subject:** County Cannabis Ordinance Public Comment Letter Marra  
**Date:** Monday, August 30, 2021 6:11:28 PM  
**Attachments:** [MarraCountyOrdinancePublicCommentLetter2\\_2.pdf](#)

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Dear Crystal Acker and Scott Orr,

My name is Lauren Marra and I was on a recent zoom meeting with Liberty Valley neighbors. Thank you again for taking the time to speak with us. I appreciate your efforts to understand our concerns and suggestions as you work to rewrite the county cannabis ordinance.

Attached is a public comment letter with some of the suggestions that I have for you. Please let me know if you have any questions for me, or if there is anything else that I can do to help you.

I would love to show you our home and neighborhood, and our proximity to the site. We can also drive you by the other cannabis parcel on the Witt property. I think it would be very helpful for you to get a picture of what is happening here as you work on this new ordinance.

Thank you again for your time.

Sincerely,  
Lauren Marra  
(415) 599-6533

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Lauren Marra  
28 Pepper Lane  
Petaluma, CA 94952  
(415) 599-6533  
lmarravmd@gmail.com

8/30/2021

Sonoma Count. Planning Commission  
Cannabis Program  
Cannabis@sonoma-county.org

Dear Crystal Acker, Scott Orr, and the Sonoma County Planning Commission,

My name is Lauren Marra and I am a Petaluma resident. I own a DA zoned piece of property directly adjacent to a parcel with a pending permit for a large scale commercial cannabis operation. The current proposed setback is 301 feet from the wall of my home, not my property line. Only 300ft from my home would be a processing facility, transportation distribution area, gravel driveway, 17 space parking lot, pesticide area and more.

I am not opposed to cannabis. But, these are large scale commercial operations. Location is critical for cannabis businesses to succeed long term, while minimizing the impact on neighborhoods and family areas. Below are several comments, concerns and suggestions for you as you work to formulate a new cannabis ordinance for Sonoma County.

### **Location, Neighborhood Compatibility**

There is a current minimum 100' setback from a property line and 300' setback from a residence for outdoor and mixed light cultivation.

These setback requirements are too close to residences including sensitive groups such as our children, grandparents etc. My neighborhood is an example of a situation where a cannabis project does not fit with neighborhood compatibility. There are about 20 children and families on our little lane which surrounds the cannabis parcel. To me, the main issue is setback - the solution is to not allow these operations next to residences. *A solution could be a 1000ft setback from residential property lines. Or, not allowing grows in areas with 10 residences or more within a 0.5 mile radius (for example).*

*Another suggestion is to propose a definition of a "neighborhood," and to prohibit permits in or within a certain distance from a neighborhood, in addition to increasing the setback from residences.* My neighborhood is an example where consideration of a permit within a neighborhood will lead to years of issues. Cannabis businesses will not succeed in or near neighborhoods.

### **On Site Visits**

As every parcel in our county is unique, a great idea would be on site visits by county officials before or immediately after a permit application is submitted in order to determine the suitability of a parcel for such an operation, and of what scope. For example, approving a cannabis facility with its pesticide use directly adjacent to an existing organic dairy would present a devastating impact to that business, which provides food to our community. Notifying neighboring property owners as soon as an application (ministerial or CUP) has been filed is also essential.

## **Scale and Scope of these operations.**

You're looking at a potentially very large impact on our county - environment, water, neighborhood impact etc. How many operations can the county afford to permit, enforce etc? Where will the money for enforcement come from? The county needs to spend a lot of time outlining how many operations total to approve, each facility's maximum size and scope, and over what timeline you plan to expand. For example, processing facilities. How many will the county allow, and what areas are suitable for these facilities (such as industrial areas only)?

There should be a detailed plan with predetermined goals at certain time points (such as number of permits issued and where these operations are located, number of violations, total tax revenue collected, total spend on permit issuing and enforcement, average or mean time to obtain a permit, number of permits being renewed etc). At each timepoint, the planning commission and supervisors need to review how the ordinance is performing in relation to the predetermined goals, the positive as well as negative impact it is having, and how to modify it to ensure it is having its intended impact, such as increasing application fees to hire more planners or enforcement agents. Ideally, this ordinance review and realignment should happen annually or biannually. This would help ensure success for everyone but also fully evaluate first the impact on the environment, neighborhoods etc.

## **Enforcement.**

In our neighborhood we have a large ministerial operation, about 4 acres in size. They have outstanding violations with limited enforcement. *The solution is that there needs to be an increase in enforcement staff and resources proportional to the number of permits given out. This should be written into the ordinance, and the county needs a budget of money to be used exclusively for enforcement. This needs to be reviewed annually by the board for determination if additional funds and personnel need to be allocated for enforcement.*

## **Ministerial Permits**

When evaluating "neighborhood compatibility", please closely evaluate the ministerial permitting process. Why does the county feel that residents do not deserve the right to know about and comment on such proposed projects? These facilities can have devastating impacts on property value, neighborhood aesthetics and safety, crime, etc. We deserve the right to know about this before it pops up next to our homes. *The county should prohibit any ministerial permitting on parcels adjacent to residential property lines.*

Furthermore, the county is currently allowing multiple people from multiple LLC's to each file for a ministerial permit all on the same parcel. This allows multiple acres of cannabis on one parcel without any biological study, CEQA, noise/traffic study, etc. Please fully evaluate and eradicate this loophole in the ordinance.

## **Water:**

We need to protect neighborhood well water. Permitting cannabis operations in unincorporated Sonoma County, where the operation uses well water, impacts an entire neighborhood. If one person uses a lot of water, you risk all of our wells running dry. Water is incredibly expensive. It is essential to life and we need to protect our resources.

How can we afford to truck in water or drill new wells if ours run dry?

It has been 40 years since the county has assessed the 4 water availability zones. A detailed study of this should be a critical part of the county environmental impact report. In the meantime, there must be a moratorium on pending and new permit applications as we don't fully understand the impact these facilities will have.

We are in a historic drought. We are all restricting our own personal water usage. Its essential during this time that we carefully preserve water for human consumption as well as for crops and animals that provide us with food. It's irresponsible of the county to even consider approving a commercial cannabis permit during such a critical time.

There is an interesting new operation under construction near UC Davis right now. (they grow lettuce primarily and are working closely with UC Davis). The operation is within greenhouses and their system uses 95% less water. I think the county could learn a lot from what this operation is doing.

<https://www.prnewswire.com/news-releases/gotham-greens-accelerates-growth-with-west-coast-expansion-301237779.html>.

We've had years of difficulty with the permitting process- on one hand businesses waiting months to years for a permit, and on the other hand you have neighborhood compatibility issues etc.

Sonoma County is at the beginning of incorporating cannabis businesses into the area. I think that for the county, for neighbors, and for cannabis operators the biggest success would be locating these facilities in industrial areas.

Here's why:

- This will prevent these commercial cannabis operations from displacing local farmers who provide us with food.
- This will keep these operations away from neighborhoods, residences and other sensitive areas.
- This will protect the environment as these cannabis operations would be located in already established industrial/warehousing areas.
- This will allow commercial cannabis to connect to the reliable city water and sewer network, eliminating the need to truck in water, and deal with erosion, runoff, wastewater, and other environmental concerns.
- This will set these cannabis businesses up for success, as they will be able to take advantage of local roads designed to handle commercial traffic. It will also allow them to operate 24/7 without impunity and disturbance to residential communities.
- The commercial cannabis operations will be surrounded by other businesses and entrepreneurs which will foster cross-functional innovation and collaboration. Similar to the area in Petaluma on McDowell with multiple beer gardens. They could have tastings, events etc.
- This will allow these cannabis operations to cluster, something they are already advocating for, and will enable them to share resources to achieve larger scale and efficiency, as well as foster collaboration and innovation within their industry.
- This will essentially eliminate the risk of crop loss due to wildfires or drought.
- The county can potentially spend less money on enforcement, given fewer issues with public safety, complaints, etc. The county can speed up the permitting process without neighborhood opposition, environmental concerns, etc

Thank you for your time and consideration of these concerns.

Sincerely,



Lauren Marra and Jake Dobrowolski

**From:** [no-reply@sonoma-county.org](mailto:no-reply@sonoma-county.org)  
**To:** [Cannabis](#)  
**Subject:** Comments: Cannabis Survey.  
**Date:** Tuesday, August 31, 2021 2:39:30 PM

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Sent To: County of Sonoma

Topic: Comments

Subject: Cannabis Survey.

Message: TERRIBLE survey. Misleading, confusing. Radio buttons for answering questions not visible, scrolling through form was choosing answers I did not give. I had to repeatedly remove what was automatically being selected. I gave up. I don't trust the survey questions or the errors being made. I will be sending a copy of this to my District Supervisor.

Annemarie Hardy  
District 2

Sender's Name: Annemarie Hardy  
Sender's Home Phone: (707) 794-9255  
Sender's Address:  
423 Davis Lane  
Penngrove, CA 94951

**From:** Jenkins, Darrin <[dajenkins@rpcity.org](mailto:dajenkins@rpcity.org)>

**Sent:** Tuesday, August 31, 2021 3:10 PM

**To:** Tennis Wick <[Tennis.Wick@sonoma-county.org](mailto:Tennis.Wick@sonoma-county.org)>

**Subject:** FW: Press Release: Permit Sonoma Launches Cannabis Visioning Survey

Hi Tennis,

I hope you're getting out on your bike from time to time.

I just got this survey. Sending my comments to you simply because I don't know who else to send it to and there was no comment box on the survey. Please forward.

The survey is somewhat flawed because presents things as either-or. Either a few large or a lot of small operations. How about a few small operations? Also, close to people and groundwater or away from people and water. That oversimplifies things. There are areas with few people and high groundwater availability. All along the Russian River from Healdsburg to Windsor and then from Windsor to Forestville, by way of example.

Also, it asks to prioritize things that people may not want at all, even as at third of fourth option.

Thanks,

Darrin

---

**From:** Public Affairs <[publicaffairs@sonoma-county.org](mailto:publicaffairs@sonoma-county.org)>

**Sent:** Tuesday, August 31, 2021 10:00 AM

**To:** Public Affairs <[publicaffairs@sonoma-county.org](mailto:publicaffairs@sonoma-county.org)>

**Subject:** Press Release: Permit Sonoma Launches Cannabis Visioning Survey



PRESS RELEASE

FOR IMMEDIATE RELEASE Aug. 31, 2021

## **Permit Sonoma Launches Cannabis Visioning Survey**

SANTA ROSA, CA – Permit Sonoma, Sonoma County's land use and resource management department, is encouraging County residents to take part in a new Cannabis Visioning Survey concerning the county's new cannabis ordinance. The survey addresses key topics under consideration for the ordinance update and will close on Sept. 6.

The Cannabis Visioning Survey may be accessed here:

<https://www.surveymonkey.com/r/cannabisvisioningsurvey>

"Robust public feedback is essential for the success of this project," said Permit Sonoma Supervising Planner Crystal Acker, who is managing the ordinance update. "The survey will be instrumental in understanding the public's goals and addressing potential tradeoffs."

Permit Sonoma recently relaunched public outreach and engagement concerning the new cannabis ordinance by holding eight visioning sessions in early August. Many of the questions contained in the survey are

intended to obtain additional detail and clarity to comments from the visioning sessions and community group meetings. Results of the survey will be presented during the Sept. 28 Sonoma County Board of Supervisors Workshop (Board Workshop).

The Board Workshop will set goals for the ordinance update effort. After the Board Workshop, staff will work with the community in late 2021 and early 2022 to develop a draft ordinance framework. Subsequently, in early 2022, a consultant will be chosen to conduct an Environmental Impact Report that is expected to be completed in 2023. After the EIR is complete, the draft ordinance will return to the Planning Commission and Board of Supervisors for action.

For more information and to stay informed, please visit the Cannabis Program Update and Environmental Impact Report here:

<https://sonomacounty.ca.gov/Cannabis/Comprehensive-Cannabis-Program-Update-and-Environmental-Impact-Report/>.

# # #

**Press Contact:**

Bradley Dunn, Policy Manager

Permit Sonoma

[Bradley.Dunn@sonoma-county.org](mailto:Bradley.Dunn@sonoma-county.org)

Direct: 707-321-0502

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**From:** [Lisa Weger](#)  
**To:** [Cannabis](#)  
**Subject:** cannabis survey  
**Date:** Wednesday, September 1, 2021 10:45:24 AM

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Dear Sir/Madam;

I just took your survey and I thought that the questions were framed in such a manner as to assume that cannabis cultivation is a done deal. The assumptions made when the questions were written is that we, as landowners and neighbors, have very few choices about what is to come. I think that your survey was biased. I think you should have included space for discussion or actual opinions about the future of our county. My number one concern is water use. The county of Sonoma should neither legalize or permit another activity—namely cannabis cultivation—when the County does not have enough water to meet existing needs for both residential and agricultural use.

I suggest you rewrite your questionnaire to actually give the public a chance to say “We don’t want any cannabis cultivation in this county” That was never an option. Why not?

Lisa Weger  
Healdsburg CA

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**From:** [Craig Litwin](#)  
**To:** [Cannabis](#)  
**Subject:** Re: Sonoma County Cannabis Updates  
**Date:** Thursday, September 2, 2021 2:58:16 PM

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I would like to formally state that this survey is designed like a push poll. Its answers should be discarded. It will not provide meaningful data as it is written in a way so as to make forced choices with insufficient answers.

**For Example:**

Question 3:

3. Is it more important to avoid over-concentration of cannabis operations or to limit the number of geographical areas where cannabis can be grown in the county?

My position is that neither is a good policy, and picking which bad policy is less bad skews the data to indicate that I prefer one over the other. I prefer neither scenario, and there should be a choice on this question to say such. This is but one example of the poorly written poll.

**Next issue:**

6. Should Inclusion Zones be included in the new ordinance (areas where cannabis operations are encouraged and permitting can be streamlined)?

If I choose No then I am not asked what my opinion on Inclusion Zones are. Even if my position is that there should not be Inclusion Zones I should be permitted to answer follow up questions. Again, this skews the data.

9. Should Exclusion Zones be included in the new ordinance (areas where cannabis operations are prohibited)?

Same issue here where you do not ask me for answers on impacts of Exclusion Zones unless I vote to support Exclusion Zones, which I do not. My follow up answers are still valid and should be solicited.

**Another example:**

Choosing how to mitigate odor with only two choices, and not offering a third choice which is to state that odor is not an issue, is insufficient to collect accurate data of public sentiment.

I urge you to disregard the data from this poorly written poll.

Craig Litwin

On Fri, Aug 27, 2021 at 8:31 PM Sonoma County, CA <[casonoma@public.govdelivery.com](mailto:casonoma@public.govdelivery.com)> wrote:

Sonoma County Cannabis Program



You are receiving this email because you are subscribed to Sonoma County Cannabis Updates.

County staff has created a survey to inform development of a draft framework for the new cannabis ordinance.

The [Countywide Cannabis Visioning Survey](#) is open now through Monday, September 6.

For more information, visit the Comprehensive Cannabis Program Update & EIR webpage:

<https://sonomacounty.ca.gov/Cannabis/Comprehensive-Cannabis-Program-Update-and-Environmental-Impact-Report/>



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This email was sent to craig.litwin@421.group using GovDelivery Communications Cloud on behalf of: Sonoma County, CA · 575 Administration Drive · Santa Rosa, CA 95403



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**From:** [Deborah Eppstein](#)  
**To:** [Cannabis](#)  
**Subject:** Re: Sonoma County Cannabis Updates  
**Date:** Thursday, September 2, 2021 9:09:09 AM

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Thanks McCall- but this still severely compromises the survey results, as the glitch was only recently corrected. How many survey results were received before it was corrected? Even if some of these people retake the survey (and many will not be aware or able to retake it), the prior results would bias the total.

At very least, you should collate results of the surveys prior to the corrections, with a separate summary for surveys received after the glitch was corrected. Can you do that?

Thanks,  
Debby

On Sep 2, 2021, at 9:03 AM, Cannabis <[Cannabis@sonoma-county.org](mailto:Cannabis@sonoma-county.org)> wrote:

Good morning Debby,  
That was the glitch that was corrected. You may retake the survey from another device or internet browser.

Thank you.

<image001.png>McCall Miller

Department Analyst | Cannabis Ombudsperson

Sonoma County Administrator's Office

E: [cannabis@sonoma-county.org](mailto:cannabis@sonoma-county.org) | [sonomacounty.ca.gov/cannabis-program](http://sonomacounty.ca.gov/cannabis-program)

[Sign up for Cannabis Program Updates](#)

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---

**From:** Deborah Eppstein <[deppstein@gmail.com](mailto:deppstein@gmail.com)>

**Sent:** Tuesday, August 31, 2021 6:22 PM

**To:** Sonoma County, CA <[casonoma@public.govdelivery.com](mailto:casonoma@public.govdelivery.com)>; Cannabis <[Cannabis@sonoma-county.org](mailto:Cannabis@sonoma-county.org)>

**Subject:** Re: Sonoma County Cannabis Updates

What was fixed? I know there was a glitch in that if you didn't say yes to inclusion zones, then the exclusion zone question did not appear. How can those who already took the survey with that glitch re-take it? Otherwise the results are terribly biased.

Thanks,  
Deborah Eppstein

On Aug 31, 2021, at 4:25 PM, Sonoma County, CA  
<[casonoma@public.govdelivery.com](mailto:casonoma@public.govdelivery.com)> wrote:

Sonoma County Cannabis Program



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For more information, visit the Comprehensive Cannabis Program Update & EIR webpage:

<https://sonomacounty.ca.gov/Cannabis/Comprehensive-Cannabis-Program-Update-and-Environmental-Impact-Report/>



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**From:** [Ms. Harriet Buckwalter](#)  
**To:** [Cannabis](#)  
**Cc:** [Raymond Krauss](#)  
**Subject:** Follow up to small group sessions  
**Date:** Friday, September 3, 2021 6:57:52 AM  
**Attachments:** [FMWW\\_logo100px100p\\_web.jpg](#)

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Hello Crystal and Scott,

I noticed in the zoom session with the Franz Valley group that you asked for a copy of their CWPP. I thought you might also be interested in seeing our CWPP, so I am sending you a [link](#) to ours. We started the CWPP process after we witnessed the Valley Fire in 2015, and completed the process/document in 2018.

And if you have lots of time on your hands (-:-), you may also be interested in our [Upper Mark West Management Plan](#). It was completed in 2008 and needs to be updated to include information from our 2020 flow analysis study, but it still includes information relevant for planning purposes.

I also noticed that you asked for ideas about how the County might better enforce the terms of a permit, so there is less reliance on neighbors turning in neighbors. I have the notes the possible strategy we discussed pasted below. A major component of this proposal maintains that the EIR should establish thresholds that are objectively measurable and verifiable.

We appreciate getting the opportunity to view the sessions with other groups as it allows us to gain some understanding and empathy for those with a different perspective than ours.

It may be that there is some common ground between some of the cultivators and some neighborhood groups, and it would be great to see some improved relations as a result of this process. We do absolutely believe that identifying appropriate parcels through an in-depth EIR process would be beneficial for the County as a whole.

Many thanks for your time and efforts to date, and for your continued energy moving forward,

Harriet



Ms. Harriet Buckwalter, Co-Chair - she/her  
Friends of the Mark West Watershed  
Upper Mark West Fire Safe Council  
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(707) 538-5307  
6985 Saint Helena Road  
Santa Rosa, CA 95404  
[markwestwatershed.org](http://markwestwatershed.org)

***Proposal to address accountability (potentially for all permits across the***

***county, not just cannabis):***

The EIR needs to stipulate the metric used, method of verification, the frequency of monitoring, and the records produced, reported and retained for each identified potential adverse impact. Also the response to be taken when any exceptions or exceedences are detected including notification of the County and the steps necessary to remedy and to assure no similar future violations.

The EIR must include all of the requirements for such “Mitigation Monitoring Plans” that are necessary to objectively demonstrate, record and report project compliance.

Permit applicants should be required to prepare and submit a “Mitigation Monitoring and Reporting Plan” tailored to their particular project and subject to County approval prior to beginning any construction or operations. The plan needs to address the monitoring necessary to demonstrate and document compliance with each required mitigation measure and permit condition. All monitoring data demonstrating compliance must be science based and independently verifiable and available to the public.

Annually, each operation must be required to produce for the County a “Compliance Report” that compiles all of the required monitoring data for each condition and mitigation measure, identifies all exceptions and exceedences that have occurred, describes and documents the steps taken to prevent future exceptions and violations, and presents subsequent monitoring data to demonstrate that the operation has resolved the issue and is now in full compliance.

Permits should be written to expire annually subject to automatic renewal upon County review and approval of the Annual Compliance Report. This avoids the prolonged process necessary to abate a non-compliant operation with the drawn out administrative and potential Court appeals.

Approval of compliance reports should be an action of the BZA or Planning Commission after a public hearing. If the report is not approved, the operation must cease immediately. Operators can appeal a determination of non-compliance, but cannot operate again unless and until the decision of the public body is reversed in which case the permit will be reinstated and operations can resume. Based on the Annual Compliance Report, the public body should be able to add or modify permit conditions in order to assure future compliance.

Also, every operation should be required to post a “Facility Removal and Site Reclamation Bond” so that, in the event of noncompliance or project abandonment, the funds are available to restore the site without requiring the county to lien the

property and engage in a lengthy collection proceeding. Bonds should be in cash or cash equivalent such as a bank letter of credit or other acceptable instrument that is immediately liquid.

Also, any change of ownership of an operation must be reported to the County not less than 90 days in advance of such change.

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**Potential Cannabis Economic Benefits to Sonoma County**  
**Appellations and Tourism Driven Growth Through Fair Regulations**

**By Lori Pascarella**

**Introduction:**

As Sonoma County works towards updating its cannabis ordinance, some of the most critical considerations are the positive economic benefits that come from aligning with state regulations for cannabis cultivation. The state currently is in final draft phases and will implement the Cannabis Appellations Program later this year. A closer alignment with state regulations will allow the county to best take full advantage of the economic stimulus the cannabis industry could generate, not only through tax revenues and jobs creation from the cannabis industry, but also increase tourism to Sonoma County.

Given the enormous economic influence that the wine industry currently has in Sonoma County, the focus of this piece will be the correlations between cannabis and wine industries and the positive impacts that a cannabis ordinance that aligns with state regulations could have.

“Wine tourism is extremely important to California, bringing in an estimated \$7.2 billion in annual tourism expenditures. Cannabis tourism is also predicted to increase in California, as it has in Colorado. Though some winery owners have expressed fears that cannabis tourism will cannibalize wine tourism, these qualms should be laid to rest. According to Dr. Amanda Reiman of Flow Kana, research shows that wine, craft beer, and cannabis tourism complement one another. Indeed in Colorado wineries have seen an increase in wine sales after cannabis was legalized in the state.”<sup>1</sup>

With having one of the world’s leading recognized wine regions, the expectation is that Sonoma County cannabis will quickly gain the same level of recognition that Sonoma County wine has earned. As such it is the duty of Sonoma County Permit Resource Management Department

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<sup>1</sup> <https://www.winebusiness.com/news/?go=getArticle&dataid=188022>

(PRMD) and the Board of Supervisors to promptly draft and enact a cannabis ordinance that encourages, not stifles the cannabis industry.

**Background of proposed Appellations Program To Date:**

“An appellation of origin is a protected designation that identifies the geographical origin of a product and how that product was produced. CDFA’s Cannabis Appellations Program will promote regional cannabis goods and local businesses, prevent the misrepresentation of a cannabis good’s origin, and support consumer confidence about a cannabis good’s origin and characteristics.”<sup>2</sup>

In February of 2020, the California Department of Food and Agriculture (CDFA) released the proposed regulations for the appellations of origin for cannabis. The public comment period ended on May 6, 2020 and a virtual cannabis appellations hearing was also held on May 6, 2020, to receive verbal public comments.

CDFA Released modifications to the proposed appellations regulations and after moving through second on to a third public comment period which was from June 3, 2021, to June 18, 2021. The public comment periods are now closed.

Under proposed regulations, an appellation of origin is a protected designation that identifies the geographical origin of a product and how that product was produced. CDFA’s Cannabis Appellations Program will promote regional cannabis goods and local businesses, prevent the misrepresentation of a cannabis good’s origin, and support consumer confidence about a cannabis good’s origin and characteristics. This program has been modeled after the highly successful wine industry appellations program.

Per Business and Professions Code Section 26063(b), CDFA is required to develop the process by which state-licensed cannabis cultivators may establish appellations of origin. CDFA proposes amendments to Chapter 1, and adoption of Chapter 2, within Title 3 of the California Code of Regulations, to develop the process for establishing cannabis appellations of origin and

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<sup>2</sup> <https://www.cdfa.ca.gov/calcannabis/appellations.html>

provide additional clarification on the use of county of origin, city of origin, or city and county of origin.”<sup>3</sup>

“The reason to go through the process is to maintain some level of control. Once there is a formally established appellation, you can police the quality from the region. You can act to ensure you have criteria for how product is grown, whether it fits various terroir requirements,” explained Ashley Roybal-Reid, an attorney with Farella, Braun + Martell, which has an office in St. Helena. “There will be more of a benefit to limit the number of people who can use the appellation. It’s more of a benefit to those who want to control the product and labeling of products from their region.”

The enhanced labeling will work similarly to how the wine industry employs the American Viticulture Area, which designates appellations for grape growers. <sup>4</sup>

The largest difference being the cannabis industry will be limited to using a city, county or both for the origin. The entirety of the product must be cultivated in the designated region in order for an appellation name to be used. The law also comes with penalties for those who use an appellation without approval as well for those who are licensed and misuse the designation.<sup>5</sup>

In short, the appellations program is a way for cultivators who want to participate in Appellations labeling to launch brands that focus on Sonoma County’s unique climate, microclimates, soils, elevations, and other influences which make the region recognized world wide with respect to it’s wine industry. This too is possible too with cannabis, if the opportunity is presented to cultivators through a fair and balanced Sonoma County cannabis ordinance that is unencumbered by neighborhood group politics.

### **Economic growth potential:**

The legal cannabis industry and the Cannabis Appellations program are expected to create a similar positive economic impact over time that has been seen for the Sonoma County wine appellation which according to Sonoma County Wine Vintners currently generates approximately

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<sup>3</sup><https://www.cdfa.ca.gov/calcannabis/appellations.html>

<sup>4</sup><https://www.northbaybusinessjournal.com/article/industrynews/california-cannabis-industry-moving-to-market-where-its-product-is-grown/>

<sup>5</sup><https://www.northbaybusinessjournal.com/article/industrynews/california-cannabis-industry-moving-to-market-where-its-product-is-grown/>

1 in 4 Sonoma County jobs; over \$8 Billion annually in retail wine sales; and, approximately 1.4 billion annually in tourism dollars in Sonoma County are generated by wine tourism.<sup>6</sup> That 1.4 billion in Sonoma County tourism dollars represents 19.4% of California’s total annual wine tourism generated dollars.

People desire to connect to the place where their favorite wine and cannabis are cultivated. Enacting an ordinance that is fair and equitable to the cannabis industry and aligns with California state regulations will best allow for that to happen in Sonoma County. To not do so would ultimately undermine the potential economic growth that cannabis can generate for the county.

The Wine and Weed Symposium hosted it’s 5th annual event in Santa Rosa recently and provided extensive information about the industry correlations, the most recent economic data on the cannabis industry, and the information on the rapidly growing market segment of cannabis infused beverage industry.

“The 5th annual symposium hosted nearly 250 attendees from the wine and cannabis industry. Twenty companies were on hand to showcase new products and services. Terry Wheatley, President of Vintage Wine Estates and Chairwoman of the Board for CannaCraft, delivered the event’s keynote speech. Wheatley spoke to the intersection of the wine and weed industries and how each can learn and profit from the other. And with cannabis sales predicted to be at \$421 million by the end of 2021, at \$1 billion by 2025 and \$100 billion by 2030, ‘Who in their right mind would not be interested in that,’ she asked the audience.”<sup>7</sup>

A prime example of the positive economic influence cannabis would have for Sonoma County would be to look at what has happened in the City of Modesto.

“Though California voted to legalize recreational cannabis in 2016, the first legal commercial cannabis dispensaries in Modesto did not open until 2019, and then only after the local city council voted to ban them from the city’s downtown. But now marijuana makes more money for

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<sup>6</sup> <https://sonomawine.com/wine-community-impact/>

<sup>7</sup> <https://wineindustryadvisor.com/2021/08/11/in-person-5th-annual-wine-weed-symposium-is-success>

Modesto than hotels and tourism, so city officials have reconsidered—and are now doing more to promote their city’s weed business to visitors than counterparts in Amsterdam.”<sup>8</sup>

“Judging by the city’s books, promoting weed was the smartest move. About 40 percent of the customer base at the city’s roughly two dozen cannabis dispensaries are from out of town, according to the Bee. And in 2020, they spent enough to generate \$3.2 million in cannabis business taxes for the city, according to budget documents—more than the city’s hotel tax, and one-sixth of the city’s draw from property taxes.”<sup>9</sup>

Cannabis has become a top revenue generator for the City of Modesto because it’s local cannabis ordinance enabled that to happen.

The City of Modesto is just one of many examples of the positive economic impact which will be generated by enacting a cannabis ordinance that both promotes, and regulates cannabis industry growth. This same positive economic influence has been seen in every market area where cannabis has been legalized, and where the local ordinances are not prohibitionist in nature. The following information taken from a Press Wire News article <sup>10</sup>summarizes the expected economic growth rate of the cannabis industry:

- North America Legal Marijuana Market – The North America legal marijuana market size was valued at USD 30.1 billion in 2019 and is expected to grow at a compound annual growth rate (CAGR) of 15.5% from 2020 to 2027.
- Cannabis Cultivation Market – The global cannabis cultivation market size was valued at USD 123.9 billion in 2019 and is expected to grow at a compound annual growth rate (CAGR) of 14.3% from 2020 to 2027.
- Medical Marijuana Market – The global medical marijuana market size was valued at USD 11.4 billion in 2015 and is projected to grow with a CAGR of 17.1% during the forecast period.

### **Urgency to act:**

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<sup>8</sup><https://www.forbes.com/sites/chrisroberts/2021/07/31/this-california-city-rejected-marijuana-now-cannabis-is-an-official-tourism-draw/?sh=1fd6310d46>

<sup>9</sup><https://www.forbes.com/sites/chrisroberts/2021/07/31/this-california-city-rejected-marijuana-now-cannabis-is-an-official-tourism-draw/?sh=1fd6310d46>

<sup>10</sup><https://www.prnewswire.com/news-releases/legal-marijuana-market-size-worth-84-0-billion-by-2028--ca-gr-14-3-grand-view-research-inc-301272212.html>

The Sonoma County Board of Supervisors and PRMD Staff, and County Counsel must act with urgency so that competitive opportunity is not lost to other markets, and so that Sonoma County cannabis cultivators can be ready for interstate commerce once it is legalized federally.

Currently the Senate has, “the draft bill, known as the Cannabis Administration and Opportunity Act, follows a similar bill that passed the Democratic-controlled House in December and comes as recent polling from the Pew Research Center shows that about 60% of Americans support legalizing marijuana for recreational and medical use.”<sup>11</sup> The bill proposes removing federal penalties for marijuana, expunging criminal records for nonviolent offenders of federal cannabis laws, earmarking funding for restorative justice programs, establishing tax rates for cannabis products and formally allowing states to decide whether to legalize pot thus opening the doors for interstate trade. California has had a medical market since 1996, and was one of the leading states to legalize cannabis for adult recreational sales.

“According to 2019 [U.S. Census estimates](#), more than 141 million Americans now live in a state that has legalized marijuana. The wave of initiatives to legalize marijuana began in 2012, and has mostly been driven by coastal states. More states are likely to join their ranks in the coming years, as about two-thirds of American adults support marijuana legalization, according to a [2019 survey](#) by the Pew Research Center.”<sup>12</sup>

Sonoma County must be ready for the demand that will be generated with federal legalization or it’s local cannabis industry and the County’s economy will face lost business and revenue opportunities for cultivators and cannabis businesses as well as lost trade and tourism, lost job growth opportunities and lost tax revenues opportunities. County staff, administrators and board of supervisors are responsible for the current and future economic growth of Sonoma County. It must make immediate updates to the existing cannabis ordinance that will improve competitive opportunity now.

All existing cultivators in the permitting process who hold state cultivation licenses, or who are in the permitting and licensing process, should be allowed to remain operating under the Penalty Relief Program until until a final Sonoma County Cannabis Ordinance has been passed after the

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<sup>11</sup><https://www.latimes.com/politics/story/2021-07-29/what-are-the-chances-senate-will-legalize-pot-marijuana>

<sup>12</sup> <https://www.usnews.com/news/best-states/slideshows/where-is-pot-legal>

lengthy Environmental Impact Review process, or they have received their county use permits. Existing Penalty Relief operators should be provided a priority path forward in the permitting process. The county should provide a red line or addendum to existing ordinance to remove the one acre per cannabis operator cap in the county; and, to create immediate alignment with state regulations on use of temporary hoop structures and light deprivation practices for outdoor cannabis cultivation. This would allow existing outdoor cultivators the opportunity to continue to grow their successful Sonoma grown cannabis brands so they may remain competitive in a rapidly growing legal market.

**Summary:**

Sonoma County Board of Supervisors, PRMD Staff and County Council are entrusted with ensuring that the future of the local cannabis industry, and the resulting positive economic impacts that it can generate, are not destroyed by an ordinance that constricts the local cannabis industry. The ordinance must align with state cultivation regulations as closely as possible to have the best long term environmental, social and economic impacts for Sonoma County. A balance must be struck between catering to the highly vocal prohibitionist neighborhood groups, and creating a thriving and competitive local cannabis industry.

The recent pull back on launching a revision to the cannabis ordinance by the Board of Supervisors after investing nearly two years in the process of community and stakeholder meetings, public workshops, and participating in site visits and inspections in order to draft a viable, working cannabis ordinance was summed up in statements made to the North Bay Business Journal as follows: Supervisor David Rabbitt said “It is frustrating,” Rabbitt said. “We have been spinning our wheels and haven’t made much progress.” Board Chair Lynda Hopkins also admitted “The reality is we haven’t done a good job.” Two years of lost time must now be made up at the expense of the local cannabis industry.

Now is the time for Sonoma County BOS and PRMD Staff to get the job done right, and to ensure that the final cannabis ordinance respects the County motto of Agriculture, Industry, Recreation.

**From:** [Lori Pascarella](#)  
**To:** [Crystal Acker](#); [Scott Orr](#); [Cannabis](#)  
**Cc:** [Craig Litwin](#); [Herman Hernandez](#); [jake@wayfinderca.com](mailto:jake@wayfinderca.com); [ambermorris@norcalcann.com](mailto:ambermorris@norcalcann.com); [Ron Ferraro](#)  
**Subject:** Cannabis ordinance "homework" assignment attached "Potential Cannabis Economic Benefits to Sonoma County:....."  
**Date:** Friday, September 3, 2021 1:31:51 PM  
**Attachments:** [Appellations and Tourism Driven Growth Through Fair Regulations \(3\).pdf](#)

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Hello all,

Please see the attached article that I have written in response to Scott Orr's request during our cannabis ordinance workshop session on August 18th. I have titled it "Potential Cannabis Economic Benefits to Sonoma County, Appellations and Tourism Driven Growth Through Fair Regulations."

Thank you for the opportunity to assemble and submit this information.

Respectfully,  
Lori Pascarella

--



**Lori Pascarella**  
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**From:** [Mary Plimpton](#)  
**To:** [Scott Orr](#); [Crystal Acker](#); [Cannabis](#)  
**Subject:** County-Wide Survey  
**Date:** Friday, September 3, 2021 6:10:19 PM

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EXTERNAL

I have clicked Send on the survey after waiting for days and watching it for fixes of glitches.

What I am guessing is the “final” version of the survey was still difficult to take without appearing to endorse a policy that I oppose.

You are doing your jobs - but have you asked WHY are we focusing on expanding an ill-timed, ill-advised cannabis program before dealing with the water crisis with some urgency and transparency?

Thanks for your forbearance.

Mary Plimpton

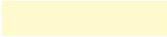
Franz Valley

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**From:** [Richard R. Rudnansky](#)  
**To:** [casonoma@public.govdelivery.com](mailto:casonoma@public.govdelivery.com); [Cannabis](#)  
**Cc:** [Susan Gorin](#)  
**Subject:** Re: Sonoma County Cannabis Updates  
**Date:** Friday, September 3, 2021 10:13:37 AM  
**Attachments:** [Cannabis Survey 2.pdf](#)

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Many people I have spoken with are very disappointed in this so called "survey". Overall It is appears slanted in favor of expansion of cannabis operations rather than a balanced survey that addresses fundamental concerns of neighborhoods and those opposed to expansion of the industry in the County. The way this survey is worded it assumes that people that are taking the survey agree with the premise of many of the questions.

Attached are my comments (in GREEN) on the survey

Please include in your report to the Board.

Thank you.

On 2021-08-31 16:25, Sonoma County, CA wrote:

### Sonoma County Cannabis Program



You are receiving this email because you are subscribed to Sonoma County Cannabis Updates.

The technical error in the survey has been fixed.

The [Countywide Cannabis Visioning Survey](#) is open through Monday, September 6.

For more information, visit the Comprehensive Cannabis Program Update & EIR webpage:

<https://sonomacounty.ca.gov/Cannabis/Comprehensive-Cannabis-Program-Update-and-Environmental-Impact-Report/>



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# Countywide Cannabis Visioning Survey

The following survey will help inform development of a draft framework for the new cannabis ordinance. These are just some of the issues being examined by staff. Many questions are intended to learn more about comments from the public visioning workshops and small group outreach sessions. We will be conducting additional outreach as the ordinance revision process continues.

## 1. Which jurisdiction do you live in?

- Unincorporated Sonoma County
- I don't know
- An incorporated city in Sonoma County
- A different county or state

## 2. Which District do you live in?

- District 1
- District 2
- District 3
- District 4
- District 5

## 2. Is it more important to avoid over-concentration of cannabis operations or to limit the number of geographical areas where cannabis can be grown in the county?

Avoid over-concentration (i.e., limit the number of operations in close proximity to each other by allowing cannabis operations to be permitted throughout the county)

Limit cannabis permitting to fewer geographical areas (i.e., limit the number of areas where cannabis can be permitted by allow clustering of multiple permits in close proximity to each other)

(with a scale that moves from one question to the other)

**I am opposed to any further expansion of cannabis cultivation and ask that there be placed an immediate moratorium on the acceptance, processing and approving of any applications for permits for cannabis cultivation and operations.**

## 3. We've heard ideas about an appropriate size limit for cannabis cultivation. Please rank the following as the most appropriate method (1) to the least appropriate method (4) to limit the size of cultivation areas.

Impose a cultivation square footage limit per parcel

Break the county into specific geographical areas, and impose a cultivation square footage limit within each area

Impose a cultivation square footage limit for the unincorporated county as a whole

Do not impose a local cultivation area size limit

4. *If there is a cap on total cannabis cultivation area, should the ordinance encourage fewer, larger operations or more, smaller operations?*

Fewer, larger operations    More, smaller operations

(with a scale that moves from one answer to the other)

**It is not about more or fewer smaller or larger operations, it is about where they are located. Whether small or large, any cultivation should not be located in the Rural Residential Zoning Districts (like Bennett Ridge) or scenic corridors like Bennett Valley and Sonoma Valley**

5. *Should Inclusion Zones be included in the new ordinance (areas where cannabis operations are encouraged and permitting can be streamlined)?*

- Yes
- No

**IF YOU ANSWER NO, YOU DON'T GET THE FOLLOWING THREE QUESTIONS.**

6. *Which is most important to consider when determining Inclusion Zones?*

- ♣ Areas where potential environmental impacts (e.g., water, odor, traffic) would be minimal, as determined by technical analyses in the Environmental Impact Report
- ♣ Areas which would locate cannabis operations further from residential neighborhoods

7. *Would you be willing to live next to an inclusion zone?*

- Yes
- No

8. *Should Exclusion Zones be included in the new ordinance (areas where cannabis operations are prohibited)?*

- Yes
- No

**Absolutely there should be exclusion zones particularly with respect to rural neighborhoods and scenic corridors**

**IF YOU ANSWER NO, YOU DON'T GET THE FOLLOWING QUESTION.**

9. *Which is most important to consider when determining Exclusion Zones?*

- Areas where potential environmental impacts (e.g., water, odor, traffic) could occur, as determined by technical analyses in the Environmental Impact Report
- Areas which would locate cannabis operations near residential neighborhoods

*10. We've heard concerns about how cannabis operations interact with their surroundings. Please rank the following most frequently cited concerns from most important (1) to least important (6)*

Groundwater availability (i.e., I don't want cannabis operations to negatively impact the groundwater supply)

Neighborhood safety (i.e., I don't want cannabis operations to increase security risk in my neighborhood)

Odor (i.e., I don't want to smell cannabis operations)

Separation (i.e., I don't want cannabis operations located near my residence or near other sensitive uses)

Transportation network (i.e., I don't want cannabis operations to negatively impact existing road conditions or traffic levels)

Visual resources (i.e., I don't want to see cannabis operations)

**ALL of these should be considered and evaluated when processing a permit application and considering Exclusion Zones. They are all important.**

*11. We've heard comments about cannabis cultivation might negatively impact water resources in the county. In general, areas where groundwater is most available also have the highest population density. Is it more important to locate cultivation in areas of high groundwater availability or keep cultivation away from highly populated areas?*

Locate cannabis cultivation in areas of high groundwater availability

Locate cannabis cultivation away from highly populated areas

(with a scale that moves from one answer to the other) **Of course it is important to keep cannabis cultivation away from highly populated areas but it is also important to keep it away from rural residential neighborhoods like Bennett Ridge which relies on a fragile water supply through its mutual water company.**

*12. We've heard comments about cannabis odor. Which is the most appropriate method to mitigate offsite odor impacts.*

Physical barriers – Require cannabis operations to be located within structures

Separation – Require minimum setbacks from cannabis operations

**Both are equally important and which or both are to be required would depend on where the cultivation is taking place.**

*13. We've heard comments related to what an adequate setback might be and how those setbacks should be determined. Please rank the following as the most important (1) to the least important (4) aspect to consider.*

Odor minimization

Noise minimization

Safety buffering

Visual impact minimization

**Again, all of these factors are equally important depending on where the cultivation is located. Each location should consider all of these factors. As for residential neighborhoods and scenic corridors if any one of these have impacts then cannabis operations should not be located anywhere near the neighborhoods.**

14. We've heard many requests to consider allowing small-scale cannabis cultivation in Rural Residential and Agricultural Residential zoning. If cultivation size was limited to cottage-sized operations, could it be compatible with surrounding residential uses in these areas?

- Yes
- No

**ABSOLUTELY NO CANNABIS CULTIVATION PERIOD IN RURAL RESIDENTIAL ZONING DISTRICTS. ANY OBJECTIVE OR NON-POLITICAL ANALYSIS SHOULD LEAD TO THE CONCLUSION THAT TO ALLOW CULTIVATION IN RURAL RESIDENTIAL NEIGHBORHOODS IS NONSENSICAL, LACKS COMMON SENSE AND TOTALLY INCOMPATIBLE WITH RURAL NEIGHBORHOODS. BUT IF SOMEHOW THE BOARD THINKS THIS IS A GOOD IDEA THEN THERE SHOULD BE EXCLUSION ZONES AND IN PARTICULAR AN EXCLUSION ZONE ON BENNETT RIDGE AND BENNETT VALLEY.**

**IF YOU ANSWER YES TO THE ABOVE QUESTION, YOU GET THE FOLLOWING QUESTION:**

15. Please rank the following from most potential (1) for compatibility to least potential (3) for compatibility

- ♣ Indoor cultivation (specialty cottage – state currently allows up to 500 square feet)
- ♣ Mixed light cultivation (specialty cottage – state currently allows up to 2,500 square feet)
- ♣ Outdoor cultivation (specialty cottage – state currently allows up to 25 mature plants)

**NONE ARE COMPATIBLE WITH RURAL RESIDENTIAL NEIGHBORHOODS IN THE RURAL RESIDENTIAL ZONING DISTRICT LIKE BENNETT RIDGE.**

15. If allowed by the State, should on-site cannabis consumption be allowed?

- Yes
- No

**REALLY? TO THE ARGUMENT THAT THIS WOULD BE NO DIFFERENT THAN WINE TASTING, NOT EVERYONE WHO TASTES WINE WANTS TO OR DOES GET INTOXICATED, CAN PEOPLE WHO WANT TO "TASTE" CANNABIS SAY THE SAME THING?**

16. Rank the following potential locations as most suitable (1) to least suitable (5) for on site cannabis consumption:

Associated with cultivation operations in Agricultural and Resource areas

Associated with cultivation operations in Industrial areas

Associated with dispensaries or other retail operations (e.g., tasting lounges) in Commercial areas

Associated with visitor-serving uses (e.g., bed & breakfast inns, cannabis tourism) in Agricultural and Resource areas

Associated with visitor-serving uses (e.g., bed & breakfast inns, cannabis tourism) in Residential areas

**NONE OF THESE LOCATIONS ARE APPROPRIATE FOR CANNABIS CONSUMPTION**

17. Would you be interested in an educational program about the regulation of cannabis in Sonoma County?

- Yes

No

**18. Should a temporary moratorium be imposed on cannabis permitting?**

Yes

No

**ABSOLUTELY. THERE SHOULD BE AN IMMEDIATE MORATORIUM IMPOSED ON THE ACCEPTANCE, PROCESSING AND APPROVAL OF ANY PERMIT APPLICATIONS UNTIL THE EIR IS COMPLETED. AGAIN THIS IS ONLY COMMON SENSE. A COMPREHENSIVE EIR SHOULD HAVE BEEN DONE FROM THE BEGINNING TO THIS PROCESS BACK IN 2016. THE FASCINATION AND RUSH OF THE BOARD TO ALLOW COMMERCIAL CANNABIS OPERATIONS HAVE LED TO A DISASTER FOR RURAL RESIDENTS AND NEIGHBORHOODS THAT HAVE HAD TO PUT UP WITH THE PROBLEMS CREATED BY THIS "INDUSTRY". TO ADD INSULT TO INJURY, THE SO CALLED PENALTY RELIEF PROGRAM MUST BE IMMEDIATELY TERMINATED S SHOULD THE PRACTICE OF PIECEMEALING APPLICATIONS TO AVOID GOING THROUGH THE CONDITIONAL USE PROCESS (see 2274 Wellspring Road).**

**19. Please rank the following from most important (1) to least important (3) to include in a moratorium:**

♣ New permits which are approved if they meet code standards; no site-specific review or public notice is conducted (Zoning Permits)

♣ New permits which are either approved or denied after a site-specific review and public notice are conducted (Use Permits).

♣ Renewals of currently operating permits

**ALL OF THESE SHOULD BE IN THE MORATORIUM. SEE COMMENT ABOVE.**

**20. Please check one only:**

- Asian/Pacific Islander
- America Indian/Alaskan Native
- Black/African American
- Hispanic/Latino
- White
- Two or more races
- Prefer not to answer

**WHAT DOES THIS HAVE TO DO WITH THE ISSUES?**

**21. What is your age?**

- Over 65
- 40 to 65
- 18 to 39
- Under 18

Prefer not to answer

**WHAT DOES THIS HAVE TO DO WITH THE ISSUES?**

**22. *What is your household income?***

Under \$30,000

Between \$30,000 and \$49,999

Between \$50,000 and \$74,999

Between \$75,000 and \$99,999

Between \$100,000 and \$150,000

Between \$150,000 and \$250,000

Over \$250,000

**WHAT DOES THIS HAVE TO DO WITH THE ISSUES?**

**From:** [Carole R Robison](#)  
**To:** [Cannabis](#)  
**Cc:** [Scott Orr](#); [Crystal Acker](#)  
**Subject:** Letter to Susan Gorin re: Cannabis Ordinance  
**Date:** Sunday, September 5, 2021 4:01:40 PM

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Sept 4, 2021  
Hi Supervisor Gorin,

I'm hoping that you will consider your constituents in Rural Residential areas who do not want growers as neighbors. We are in favor of Exclusion Zones where cannabis operations are prohibited, and a moratorium imposed on cannabis permitting to stop the onslaught of ministerial permits where residents have no ability to object.

Ten acre minimums must be enforced to prevent usurpation of our groundwater, noise, increased traffic on narrow roads, that awful smell which many of us are allergic to, visual blight, and safety concerns, because it takes quite awhile for the sheriff to arrive on site. Yes, I have filled out the questionnaire which was sent to many of us—but not all. Why wasn't a mailer sent to all RR and AR property owners/renters with the details and including a link to the questionnaire? We are just getting notice about the upcoming meetings where all of this will be discussed.

Quality of life is important. Residential areas are for people, not commercial operations. Locate such grows near the Laguna Treatment Plant where they can purchase treated wastewater, and where security can be enforced and cannabis odors can meld into the surroundings.

You have been responsive to our pleas in the past about many issues. We are counting on you to represent our views at the upcoming Supervisor meetings on September 21, and 28.

Thank you,  
Carole Robison  
4471 Mt Taylor Drive  
Santa Rosa 95404

**From:** [Emily Binder](#)  
**To:** [Cannabis](#)  
**Subject:** Cannabis survey  
**Date:** Saturday, September 4, 2021 10:36:12 PM

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EXTERNAL

Hello,

I am just reaching out to let you know that your cannabis survey is offensive. It does not allow room for more than one opinion. The questions are geared toward a one-sided view with no options for someone Who may be opposed. It was confusing and misleading. I hope this is corrected.

Thank you,  
Emily

Sent from my iPhone

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**From:** [john 777](#)  
**To:** [Cannabis](#)  
**Subject:** New ordinance suggestion  
**Date:** Saturday, September 4, 2021 10:25:47 AM

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EXTERNAL

Hello,

Currently dispensaries do not allow residential use in the same building.

I have a dispensary project in glen Ellen that has a third floor apartment that will need to stay vacant and the use changed to storage and employee break area.

This residential apartment on the top floor would be an excellent place for a dispensary manager and/or security to live.

Since we are suffering from a shortage of low income housing and it would be desirable for increased security I believe it would be a good change to the cannabis ordinance to allow for residential uses under circumstances like this.

Thank you,  
John Loe  
Loe Firehouse Glen Ellen  
Loe Cannabis

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**From:** [Anthony57@modernaction.io](mailto:Anthony57@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 6, 2021 7:13:56 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

This is especially clear in the last survey that the county released for community input. The questions are so biased against cannabis farmers that the affected farmers couldn't even participate in the survey. For example:

- What is the most appropriate method to mitigate offsite odor impacts: 1) Physical Barriers (growing indoor) or 2) Separation (large setbacks). How about #3) Normal agriculture has smell's and that is okay?
- Please rank the concerns: Safety, Transportation, Water, Odor. Isn't the point of an EIR, this extremely costly and time demanding study, to say yes - there is some impact. But, that's okay because the good outweighs the bad.
- In relation to setbacks, rank how they should be determined. Noise, odor, safety, visual impact. How about this option: The state has mandated setbacks that are appropriate.

The way this EIR is going, we might as well roll up the sidewalks and send the farmers back to the traditional market where they don't have to pay for taxes, protect the environment, pass pesticide testing, or care about what their nosey neighbors think. Because before these courageous, honest and hardworking farmers stepped out of the shadows, these neighbors didn't complain to any comparable degree, and there were a projected 5,000 to 8,000 of us county-wide. Those are the county's numbers, not some arbitrary made-up number we came up with. Now we can't even get 40 farmers through the pipeline, who 5yrs ago were promised a 6-9month pathway to state licensing?

This is a failed attempt to collect data, it is not a properly conducted questionnaire in any capacity. Surely not for any relevant or equitable data retrieval. With the way these questions are skewing the data, it should be retracted immediately.

Sincerely,  
Anthony Ortiz

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**From:** [avery.averysconcrete.com](mailto:avery.averysconcrete.com)  
**To:** [Cannabis](#)  
**Subject:** FW: MORITORIUM ON COMMERCIAL CANNABIS CULTIVATION IN SONOMA COUNTY  
**Date:** Monday, September 6, 2021 11:48:30 AM

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Sent from [Mail](#) for Windows

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**From:** [avery.averysconcrete.com](mailto:avery.averysconcrete.com)  
**Sent:** Monday, September 6, 2021 11:46 AM  
**To:** [cannabis@sonoma-county.org](mailto:cannabis@sonoma-county.org)  
**Subject:** RE: MORITORIUM ON COMMERCIAL CANNABIS CULTIVATION IN SONOMA COUNTY

Dear Supervisors:

We represent the community of Bloomfield who are trying to preserve what makes Sonoma County special: our scenic beauty and precious natural resources. The solution County wide is small cannabis grows away from residences, not in public view and not spreading noise or odor. In Bloomfield we specifically want to protect our four hundred and forty residents' health, safety and welfare and quality of life from commercial cannabis cultivation adjacent to multiple backyards and using our inadequate residential streets for access.

On May 18, 2021 the County Supervisors denied a Subsequent Mitigated Negative Declaration and Cannabis Ordinance and have initiated a process to prepare a comprehensive Environmental Impact Report.

The preparation and completion of the Environmental Impact Report and the resulting Commercial Cannabis Cultivation Ordinance is estimated for public hearings in mid-2024.

Publication of the estimated dates for public hearings of the EIR and Cannabis Ordinance to 2024 encouraged an influx of permit applications.

Commercial Cannabis Cultivation applications submitted during this multi year interim period would be reviewed under an existing ordinance and environmental documents that are insufficient and lacking in environmental and health, safety and welfare considerations.

In addition, the Sonoma County General Plan is over twenty years old and does not provide adequate or comprehensive land use policies for current conditions. The Petaluma Dairy Belt area Plan was prepared thirty-six years ago and modified over thirteen years ago. Cannabis was not considered in this plan.

The State of California has declared a Drought Emergency in Sonoma County due to a severe water shortage and lack of precipitation

Allowing continued Commercial Cannabis Cultivation has the following specific potential ramifications:

- \*Inadequate existing setbacks from rural residential neighborhoods and unincorporated towns that do not protect the health, safety and welfare of rural residents.

- \*Proliferation and over concentration of commercial cannabis cultivation in the Dairy Belt area of Sonoma County. A large cannabis grow recently appeared at the Neve Bros property to the east of Bloomfield in the same watershed as Bloomfield with 67 existing wells. There is an 80,000 sf proposal adjacent to multiple backyards in Bloomfield and a well being drilled over the last three days. There are also existing grows west and south of Bloomfield in the Dairy Belt.

\*Diminished air quality and lack of information adequately analyzing odor emissions as they relate to public health impacts and mitigation measures

\*Inadequate existing analysis and mitigation of impacts on groundwater supply

Loss of Farmlands

aesthetic impacts

Wildfire safety and emergency access/evacuation

Climate change and the resulting impacts on fire hazards

Replacing open space lands with cannabis cultivation and processing

Emergency response and evacuations

Traffic impacts and increase in Vehicle Miles Travelled

Greenhouse Gas Emissions

Energy Use, Wildfire safety and utility services

New or Expanded electric distribution facilities

Noise impacts

\*The California Environmental Quality Act prohibits an agency from piecemeal development or “chopping up” a large project into many smaller ones each of which might individually have minimal environmental consequences but collectively create significant environmental impacts. This is what is occurring in Sonoma County and has not been addressed. The submittal adjacent to Bloomfield for eight individual applications of 10,000 sf each has a cumulative total of 80,000 sf. An example of this loophole. These applications have been submitted for ministerial processing without environmental review or hearings.

\*The Supervisors’ comments have indicated the Board is in sympathy with small growers and bringing illegal grows into the mainstream to establish viable legal businesses. The EIR and ordinance development now underway are the tools needed to determine suitable sites for cannabis and how protections are provided to rural residents and all the other valuable resources in the County.

Given that the County has already approved Commercial Cannabis Cultivation on narrow substandard roads an additional influx creates unsafe conditions for safe evacuation as well as impeding access for fire fighters and first responder during a fire and,

Given that the County has already approved a well permit and the well drilling is under way for eight applications submitted to the Ag Commissioner for proposed ministerial permitting of a 80,000 sf commercial cannabis cultivation project in Bloomfield where a biotic study was initially required and the scope of the project was originally deemed to require a Conditional Use Permit

We the undersigned, request the Board of Supervisors immediately institute a

**A Countywide moratorium on Commercial Cannabis Cultivation. A moratorium on new and pipeline projects is imperative to protect the public health safety and welfare, to preserve the vanishing precious water resources and to protect natural environmental resources Sonoma County is known for until the Environmental Impact Report and new cannabis ordinance is adopted and in place.**

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**From:** [Becky Bass](#)  
**To:** [Cannabis](#)  
**Cc:** [Becky Bass](#)  
**Subject:** Additional feedback on cannabis survey  
**Date:** Monday, September 6, 2021 1:27:16 PM

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Dear cannabis program staff,

Much as I appreciate having the opportunity for input, I had a difficult time answering many of the questions on the visioning survey. For many of the questions, my preferred responses (“It depends” and “All of the above”) were not available.

For example, the question concerning which is more important: limiting over-concentration or limiting geographical areas. The answer really is, it depends. In my opinion, higher concentrations would be appropriate in commercial/industrial areas, whereas lower concentrations would be appropriate in rural/agricultural areas to minimize impacts on other residents (visual, odor, traffic, and - especially - water use).

Another question asked if we wished to see fewer, larger operations, or more, smaller operations - again, it depends. Even if overall we wish to see fewer, smaller, operations, the number of such operations in an area would need to be limited to minimize the impacts on other residents - so more smaller operations might be OK in commercial/industrial zones, but fewer smaller (but maybe not quite as small) operations would be desirable in rural/agricultural zones.

Expanding the number of areas considered as “exclusion ones” clearly seems important given the number of areas where residents are really upset about the negative impacts of commercial cannabis cultivation on their quality of life. However, how can we answer which is more important to consider when determining Exclusion Zones - areas where potential environmental impacts could occur versus near residential neighborhoods? In general, the two go hand in hand: the negative effects on water, visual aesthetics, odor, and traffic are of concern *because of* their proximity to residential areas. So really the answer to the question is “All of the above”. It also makes no real sense to rank the order of our concerns regarding seeing and smelling commercial cannabis cultivation versus being concerned about the impact on our well water supplies, traffic, and potential crime. Really, all these negative impacts are deeply concerning and they occur concurrently, not in isolation - another “All of the above” response. Similarly - why ask whether physical barriers or separation barriers are more important to mitigate odors? Here, “it depends”; the point is to make sure that odors do not bother other residents, and the solution is probably site-specific.

Answering “yes” to the concept of “Inclusion Zones” is problematic because at this point it’s not clear where such “Inclusion Zones” would be located, and what rules would govern their size and concentration.

A final point: a moratorium on *all* new permits and a review of *all* renewals seems to be important, (another “all of the above” response rather than a ranking) because whatever rules are currently in place, they obviously are not adequately protecting the quality of life desired by many Sonoma County constituents.

I appreciate the outreach you are trying to conduct with Sonoma County residents to help draft a new ordinance. It must be a monumental task trying to collate all the inputs. I'm sure I wasn't the only one frustrated by the nature of the survey questions.

Best regards,

Rebecca Bass

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**From:** [Bobby Hughes](#)  
**To:** [Cannabis](#); [Andrew Smith](#); [Tennis Wick](#); [Sita Kutsira](#); [Jennifer Klein](#); [Sheryl Bratton](#); [Arielle Kubu-Jones](#); [Andrea Krout](#); [Jenny Chamberlain](#); [Leo Chyi](#)  
**Cc:** [Susan Gorm](#); [David Rabbit](#); [Chris Coursey](#); [Lynda Hopkins](#); [district4](#)  
**Subject:** Save the small Cannabis Farms  
**Date:** Monday, September 6, 2021 11:08:44 AM

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i attempted to start a farm during the failed attempt at penalty relief that Sonoma county offered. We started the process in late 2015 and it was cottage mixed light in unincorporated Sonoma county on an RRD parcel 5.6 acres. We started the process as permit #18 in the county and we felt we were ideal candidates. My partners were in their 70s and we were met with every type of obstacle that you could encounter by the county. I still regret suggesting that they make that farm legal. They forced numerous studies and tests all of which we completed, but the project never moved forward. The permit Dept came over to regularly inspect and treated us like criminals. Our county planners had no clue how to progress. The constant issuing of recurring fines for violations caused by their stall techniques just hindered any growth from a already delayed process. Ultimately a grow that should have been given the permits to build , was stuck in the mud with red tape. We had constant push back and stalling from

The county and permit Dept. It seemed no one had a clear plan how to permit our farm. After 3 years we were forced to push our already small cottage project back to just 1600 sqft. This was due to the parcel size requirements in our county. We realized a cottage permit size isn't viable in Sonoma county. The reason are delays and stalling caused by the county. It made a business with already limited profits absolutely impossible. The only way it would work is if you have 5 years or more of savings to wait around for the county to figure permit you. The cost of the parcel alone vs the profit of the business doesn't even make sense.As the process drug out with delays we quit the process in 2019 after going bankrupt. I'm very disappointed in how our county handled the transition from prop 215 into prop 64 and I feel it was deliberate. I feel they purposely put me out of business by stalling, red tape, and lack of realistic timeline for compliance into a recreational market. It's criminal how they have handled this process.

PLEASE DO NOT CONTINUE YOUR NEGATIVE STANCE ON SMALL CANNABIS FARMS.

Thank you  
Bobby Hughes  
530-513-9247

--  
**Co-Owner**  
NCM Corp.

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# Countywide Cannabis Visioning Survey

The following survey will help inform development of a draft framework for the new cannabis ordinance. These are just some of the issues being examined by staff. Many questions are intended to learn more about comments from the public visioning workshops and small group outreach sessions. We will be conducting additional outreach as the ordinance revision process continues.

## 1. Which jurisdiction do you live in?

- Unincorporated Sonoma County
- I don't know
- An incorporated city in Sonoma County
- A different county or state

## 2. Which District do you live in?

- District 1
- District 2
- District 3
- District 4
- District 5

## 2. Is it more important to avoid over-concentration of cannabis operations or to limit the number of geographical areas where cannabis can be grown in the county?

Avoid over-concentration (i.e., limit the number of operations in close proximity to each other by allowing cannabis operations to be permitted throughout the county)

Limit cannabis permitting to fewer geographical areas (i.e., limit the number of areas where cannabis can be permitted by allow clustering of multiple permits in close proximity to each other)

(with a scale that moves from one question to the other)

I am opposed to any further expansion of cannabis cultivation and ask that there be placed an immediate moratorium on the acceptance, processing and approving of any application for permits for cultivation and operations.

## 3. We've heard ideas about an appropriate size limit for cannabis cultivation. Please rank the following as the most appropriate method (1) to the least appropriate method (4) to limit the size of cultivation areas.

Impose a cultivation square footage limit per parcel

Break the county into specific geographical areas, and impose a cultivation square footage limit within each area

Impose a cultivation square footage limit for the unincorporated county as a whole  
Do not impose a local cultivation area size limit

**4. If there is a cap on total cannabis cultivation area, should the ordinance encourage fewer, larger operations or more, smaller operations?**

Fewer, larger operations   More, smaller operations  
(with a scale that moves from one answer to the other)

Whether small or large any cultivation should not be located in Rural Residential Zoning districts like Bennett Valley or scenic corridors like Bennett Valley.

**5. Should Inclusion Zones be included in the new ordinance (areas where cannabis operations are encouraged and permitting can be streamlined)?**

- Yes
- No

**8. Should Exclusion Zones be included in the new ordinance (areas where cannabis operations are prohibited)?**

- Yes
- No

**Ab olutely there should be exclusion zones particularly with respect to rural neighborhood and scenic corridors.**

**9. Which is most important to consider when determining Exclusion Zones?**

- Areas where potential environmental impacts (e.g., water, odor, traffic) could occur, as determined by technical analyses in the Environmental Impact Report
- Areas which would locate cannabis operations near residential neighborhoods

**10. We've heard concerns about how cannabis operations interact with their surroundings. Please rank the following most frequently cited concerns from most important (1) to least important (6)**

Groundwater availability (i.e., I don't want cannabis operations to negatively impact the groundwater supply)

Neighborhood safety (i.e., I don't want cannabis operations to increase security risk in my neighborhood)

Odor (i.e., I don't want to smell cannabis operations)

Separation (i.e., I don't want cannabis operations located near my residence or near other sensitive uses)

Transportation network (i.e., I don't want cannabis operations to negatively impact existing road conditions or traffic levels)

Visual resources (i.e., I don't want to see cannabis operations)

**All of these are important, every one of these considerations should be evaluated before giving a permit.**

**11. We've heard comments about cannabis cultivation might negatively impact water resources in the county. In general, areas where groundwater is most available also have the highest population density. Is it more important to locate cultivation in areas of high groundwater availability or keep cultivation away from highly populated areas?**

Locate cannabis cultivation in areas of high groundwater availability

Locate cannabis cultivation away from highly populated areas

(with a scale that moves from one answer to the other)

It is very important to keep cannabis cultivation from rural residential neighborhoods like Bennett Valley. They deserve the same consideration as the more highly density neighbors. Areas like Bennett Valley have an extremely fragile water supply- more fragile than high density areas.

**12. We've heard comments about cannabis odor. Which is the most appropriate method to mitigate offsite odor impacts.**

Physical barriers – Require cannabis operations to be located within structures

Separation – Require minimum setbacks from cannabis operations

This should not be a one or the other answer- Both are very important.

**13. We've heard comments related to what an adequate setback might be and how those setbacks should be determined. Please rank the following as the most important (1) to the least important (4) aspect to consider.**

Odor minimization

Noise minimization

Safety buffering

Visual impact minimization

All of these factors are important and all should be considered. If ANY of these exists in residential or rural neighborhood than the cannabis operation should not be allowed in that location. No

**14. We've heard many requests to consider allowing small-scale cannabis cultivation in Rural Residential and Agricultural Residential zoning. If cultivation size was limited to cottage-sized operations, could it be compatible with surrounding residential uses in these areas?**

Yes

No

No, No, no. Absolutely no cannabis cultivation in rural residential zoning districts. No, No, No

**15. If allowed by the State, should on-site cannabis consumption be allowed?**

Yes

No

gggAssociated with visitor-serving uses (e.g., bed & breakfast inns, cannabis tourism) in Residential areas

**17. Would you be interested in an educational program about the regulation of cannabis in Sonoma County?**

Yes

No

**18. Should a temporary moratorium be imposed on cannabis permitting?**

Yes

No

Absolutely, and all penalty relief programs should be immediately terminated- Now. Additionally the process of piecemealing applications together to afford going through the correct process should be prohibited and stopped now.

**19. Please rank the following from most important (1) to least important (3) to include in a moratorium:**

♣ New permits which are approved if they meet code standards; no site-specific review or public notice is conducted (Zoning Permits)

♣ New permits which are either approved or denied after a site-specific review and public notice are conducted (Use Permits).

♣ Renewals of currently operating permits

All of these. Every Single one of these.

**20. Please check one only:**

Asian/Pacific Islander

America Indian/Alaskan Native

Black/African American

Hispanic/Latino

White

Two or more races

Prefer not to answer

**21. What is your age?**

Over 65

40 to 65

18 to 39

Under 18

Prefer not to answer

**22. What is your household income?**

Under \$30,000

Between \$30,000 and \$49,999

- Between \$50,000 and \$74,999
- Between \$75,000 and \$99,999
- Between \$100,000 and \$150,000
- Between \$150,000 and \$250,000
- Over \$250,000

What on earth does this have to do with the questions. Do people with higher income carry more weight, less weight? What was the purpose of this question.

**From:** [cathycrowley@sbcglobal.net](mailto:cathycrowley@sbcglobal.net)  
**To:** Cannabis; [Susan Gorin](#)  
**Subject:** Visioning survey  
**Date:** Monday, September 6, 2021 3:13:35 PM  
**Attachments:** [Countywide Cannabis Visioning Survey word version.docx](#)

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Hi

I felt it was very important for me to include comments along with my answers. Please see attached and count it in with the surgery results. Thank you.

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(with a scale that moves from one question to the other)

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- Yes
- No

**8. Should Exclusion Zones be included in the new ordinance (areas where cannabis operations are prohibited)?**

- Yes
- No

**Ab olutely there should be exclusion zones particularly with respect to rural neighborhood and scenic corridors.**

**9. Which is most important to consider when determining Exclusion Zones?**

- Areas where potential environmental impacts (e.g., water, odor, traffic) could occur, as determined by technical analyses in the Environmental Impact Report
- Areas which would locate cannabis operations near residential neighborhoods

**10. We've heard concerns about how cannabis operations interact with their surroundings. Please rank the following most frequently cited concerns from most important (1) to least important (6)**

Groundwater availability (i.e., I don't want cannabis operations to negatively impact the groundwater supply)

Neighborhood safety (i.e., I don't want cannabis operations to increase security risk in my neighborhood)

Odor (i.e., I don't want to smell cannabis operations)

Separation (i.e., I don't want cannabis operations located near my residence or near other sensitive uses)

Transportation network (i.e., I don't want cannabis operations to negatively impact existing road conditions or traffic levels)

Visual resources (i.e., I don't want to see cannabis operations)

**All of these are important, every one of these considerations should be evaluated before giving a permit.**

**11. We've heard comments about cannabis cultivation might negatively impact water resources in the county. In general, areas where groundwater is most available also have the highest population density. Is it more important to locate cultivation in areas of high groundwater availability or keep cultivation away from highly populated areas?**

Locate cannabis cultivation in areas of high groundwater availability

Locate cannabis cultivation away from highly populated areas

(with a scale that moves from one answer to the other)

It is very important to keep cannabis cultivation from rural residential neighborhoods like Bennett Valley. They deserve the same consideration as the more highly density neighbors. Areas like Bennett Valley have an extremely fragile water supply- more fragile than high density areas.

**12. We've heard comments about cannabis odor. Which is the most appropriate method to mitigate offsite odor impacts.**

Physical barriers – Require cannabis operations to be located within structures

Separation – Require minimum setbacks from cannabis operations

This should not be a one or the other answer- Both are very important.

**13. We've heard comments related to what an adequate setback might be and how those setbacks should be determined. Please rank the following as the most important (1) to the least important (4) aspect to consider.**

Odor minimization

Noise minimization

Safety buffering

Visual impact minimization

All of these factors are important and all should be considered. If ANY of these exists in residential or rural neighborhood than the cannabis operation should not be allowed in that location. No

**14. We've heard many requests to consider allowing small-scale cannabis cultivation in Rural Residential and Agricultural Residential zoning. If cultivation size was limited to cottage-sized operations, could it be compatible with surrounding residential uses in these areas?**

Yes

No

No, No, no. Absolutely no cannabis cultivation in rural residential zoning districts. No, No, No

**15. If allowed by the State, should on-site cannabis consumption be allowed?**

Yes

No

gggAssociated with visitor-serving uses (e.g., bed & breakfast inns, cannabis tourism) in Residential areas

**17. Would you be interested in an educational program about the regulation of cannabis in Sonoma County?**

Yes

No

**18. Should a temporary moratorium be imposed on cannabis permitting?**

Yes

No

Absolutely, and all penalty relief programs should be immediately terminated- Now. Additionally the process of piecemealing applications together to afford going through the correct process should be prohibited and stopped now.

**19. Please rank the following from most important (1) to least important (3) to include in a moratorium:**

♣ New permits which are approved if they meet code standards; no site-specific review or public notice is conducted (Zoning Permits)

♣ New permits which are either approved or denied after a site-specific review and public notice are conducted (Use Permits).

♣ Renewals of currently operating permits

All of these. Every Single one of these.

**20. Please check one only:**

Asian/Pacific Islander

America Indian/Alaskan Native

Black/African American

Hispanic/Latino

White

Two or more races

Prefer not to answer

**21. What is your age?**

Over 65

40 to 65

18 to 39

Under 18

Prefer not to answer

**22. What is your household income?**

Under \$30,000

Between \$30,000 and \$49,999

- Between \$50,000 and \$74,999
- Between \$75,000 and \$99,999
- Between \$100,000 and \$150,000
- Between \$150,000 and \$250,000
- Over \$250,000

What on earth does this have to do with the questions. Do people with higher income carry more weight, less weight? What was the purpose of this question.

**From:** [Colum66@modernaction.io](mailto:Colum66@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 6, 2021 2:35:59 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Colum O'Brien

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**From:** [Dustin36@modernaction.io](mailto:Dustin36@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 6, 2021 5:48:09 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Dustin Gibbens'

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**From:** [Jennifer34@modernaction.io](mailto:Jennifer34@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 6, 2021 6:40:33 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Jennifer Takasawa

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Lauren Mendelsohn](#)  
**To:** [Lauren Mendelsohn](#)  
**Cc:** [Cannabis](#); [Andrew Smith](#); [Tennis Wick](#); [Sita Kuteira](#); [Jennifer Klein](#); [Sheryl Bratton](#); [Arielle Kubu-Jones](#); [Andrea Krout](#); [Jenny Chamberlain](#); [Leo Chyi](#)  
**Subject:** Comment on Cannabis Visioning Survey  
**Date:** Monday, September 6, 2021 8:12:56 AM

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To whom it may concern:

I was deeply troubled by the way that the county's "Cannabis Visioning Survey" was set up. Many of the questions did not have any acceptable answer choices. For example, one of the choice asked you to basically choose which option was worse, but what if you thought both options were fine? There was no option to select "none of the above" or "all of the above" or to write in your own response for the questions.

Furthermore, the survey was only up for a brief period of time, and the "Visioning sessions" were not widely promoted in advance or while they were occurring, hence why most of the participants were the same people who keep commenting on cannabis items again and again, not a true cross-section of the Sonoma County community.

Therefore, I do not think any conclusions should be drawn from this survey, or even from the visioning sessions, which were designed to produce biased results and to paint a picture that is not representative.

Finally, I hear rumors of a potential moratorium on new cannabis permitting. I urge the Supervisors NOT to take such drastic and reactionary action. A moratorium will only make the problems many anti-cannabis folks complain about worse, as unlicensed grows would proliferate in the absence of a permitting path, and the county would lose a critical source of revenue. One of the reasons I moved to Sonoma County a few years ago was because of its progressiveness; please don't prove me wrong by moving backwards when it comes to policymaking in this area.

Thank you,  
Lauren Mendelsohn  
District 5

\*\*\*\*\*



**Lauren A. Mendelsohn, Esq.**  
Senior Associate Attorney  
Law Offices of Omar Figueroa  
[7770 Healdsburg Avenue](#)  
[Sebastopol, CA 95472-3352](#)  
Tel: [\(707\) 829-0215](#)  
Fax: [\(707\) 861-9187](#)  
[lauren@omarfigueroa.com](mailto:lauren@omarfigueroa.com)  
[www.omarfigueroa.com](http://www.omarfigueroa.com)



*Have you heard about the International Cannabis Bar Association (INCBA)? [Check us out!](#) Use code "Mendelsohn" for 15% off membership and events.*

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**Warning:** If you don't know this email sender or the email is unexpected,  
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**From:** [Leanne31@modernaction.io](mailto:Leanne31@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 6, 2021 7:15:54 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Leanne Nakashima

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**From:** [Melissa89@modernaction.io](mailto:Melissa89@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 6, 2021 6:09:19 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Melissa Banner

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**From:** [Virginia Hair](#)  
**To:** [David Rabbitt](#)  
**Cc:** [Cannabis](#)  
**Subject:** Cannabis Visioning Sessions and Survey  
**Date:** Monday, September 6, 2021 8:48:08 PM

---

Dear Supervisor Rabbitt

I felt that the Cannabis Visioning Survey was confusing, and I did not see the relevance of the questions regarding age, ethnicity or income. After I had already completed the survey, I received another email from the County that stated “The technical error in the survey has been fixed”. Based on this email, I did not know if I then needed to try to take the survey again. *I did not.*

I am hoping that the County will protect the health, safety, peace, comfort, environment and general welfare of all of Sonoma County, and especially the rural residents and the unincorporated towns when they are completing the Cannabis Project EIR and redrafting the Cannabis Ordinance. I think until the Cannabis EIR is completed and the new Ordinance is adopted, the County should put a moratorium on all pending or new applications submitted to either the Department of Agriculture or the PRMD.

Thank you for your service.

Sincerely, Virginia Hair

From [clobloomfield@icloud.com](mailto:clobloomfield@icloud.com)

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Maryann20@modernaction.io](mailto:Maryann20@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 3:36:34 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Maryann Martin

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Aaron92@modernaction.io](mailto:Aaron92@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:18:36 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Aaron Essman

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**From:** [Alec13@modernaction.io](mailto:Alec13@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 10:13:27 AM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Alec Backy

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**From:** [Alex05@modernaction.io](mailto:Alex05@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 6:27:02 PM

---

Dear County Staff,

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Sincerely,  
Alex Jackson

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**From:** [Alicia35@modernaction.io](mailto:Alicia35@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 5:36:18 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Alicia Pratt

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Allea36@modernaction.io](mailto:Allea36@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 6:51:57 PM

---

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Sincerely,  
Allea Eimers

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**From:** [Allen00@modernaction.io](mailto:Allen00@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 3:10:32 PM

---

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We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Allen Welch

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Amy54@modernaction.io](mailto:Amy54@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:48:45 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Amy Eidschun

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Andre40@modernaction.io](mailto:Andre40@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:39:34 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Andre Pinto

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Andrea83@modernaction.io](mailto:Andrea83@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:15:44 AM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Andrea Stenson

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Andrew97@modernaction.io](mailto:Andrew97@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:43:43 PM

---

Dear County Staff,

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Sincerely,  
Andrew Day

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Anthony96@modernaction.io](mailto:Anthony96@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 12:52:57 PM

---

Dear County Staff,

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Sincerely,  
Anthony Ortiz

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Brandon13@modernaction.io](mailto:Brandon13@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 5:53:11 PM

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Dear County Staff,

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Sincerely,  
Brandon Hunt

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**From:** [Brandon23@modernaction.io](mailto:Brandon23@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 6, 2021 7:55:45 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Brandon Sloane

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**From:** [Brandy Carrier](#)  
**To:** [Crystal Acker](#)  
**Subject:** Cannabis grows  
**Date:** Tuesday, September 7, 2021 12:12:51 AM

---

EXTERNAL

Hello, I recently reluctantly took the cannabis survey... I say reluctantly because the survey was so slanted... every question was asking me to pick the worst of all evils ... asking me which I hated more about cannabis in my neighborhood: smell, security, eyesore... that's like asking me which way I would like to see my pet die: hit by a car, shot, or twisted colon... do you know what I'm saying? Cannabis has NO BUSINESS going in a residential neighborhood ... put the cannabis downtown or in an industrial area like if you're so beholden to the drug dealers' big promises of some sort of county revenue... clearly you're thinking with your pocketbooks and not the betterment of our beautiful county  
Brandy Carrier  
Disgusted tax-paying law-abiding citizen

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**From:** [Brendan85@modernaction.io](mailto:Brendan85@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 1:14:34 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Brendan Ramey

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**From:** [Casie34@modernaction.io](mailto:Casie34@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 5:03:37 PM

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Casie Giroux

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**From:** [Cathy Carney Henning](#)  
**To:** [Cannabis](#); [andrea.krout@sonoma.county.org](mailto:andrea.krout@sonoma.county.org); [andrew.lee@sonoma.county](mailto:andrew.lee@sonoma.county); [Crystal Acker](#); [Scott Orr](#)  
**Subject:** \*\*\*\*Please look at these Cannabis Ordinance Suggestions, thanks \*\*\*\*  
**Date:** Tuesday, September 7, 2021 5:43:18 PM

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## Safety measures:

### Fire break zone

There should be a 50' wide minimum fire break between the hoop houses and residential property that is close to the residential boundary. In our case, we have eucalyptus that are between us and Witt, these trees would be right in the line of fire, they are so tall they would fall on our house as they burned

### Fire extinguishers and training

All vehicles on a grow site should be equipped with manual fire extinguishers. And the employees should know how to use them

The parcel should be mowed regularly, by a mower equipped with a fire extinguisher.

### No contract should be created without an ending date. That should be true for ordinance creation and ordinance updates

Supervisors and responsible other county government officials should expect to review the ordinance every 18-24 months to see what works and what creates problems

### Industrial areas or unpopulated areas should be used for growing cannabis on large scale

They have no business locating in a residential area, they should be in a less populated area  
Property values will drop, period, how could our county do this to us?

Should not be near an elementary school

Industrial areas have access to **CITY WATER** and farms struggling with water issues will have less pressure and worry if they leave

**The Witt property is a vast growing project featuring , it is said with ~17- 20 cartels (The county's term)and it belongs in an industrial/less populated area. Why should OUT OF STATE PEOPLE grow pot here and devalue our little community?**

**There should be no tasting rooms in residential areas...it will be unsafe on many levels...**

In the case of Pepper Lane, families chose to live there so that their kids could safely ride their bikes and enjoy life on a country lane. This is not compatible with potentially impaired drivers and DRUGS.

**WHY CAN't tasting rooms be downtown in Petaluma or Santa Rosa alongside the professional wine tasting rooms, or at the Barlow?** There are SO MANY empty spaces, why would these be considered for our sweet and once scenic neighborhood, it is a natural fit.

The vandalism that we experienced in BROAD DAYLIGHT by the person in ANTIFA-type garb should be all you supervisors need to know about safety and we ALL know there are

going to be questionable people attracted to a tasting room and pot farm situations.

The Acock project, which is **LITERALLY** within **FEET** of many residences, is called **DEEP EAST OAKLAND POT COMPANY....COME ON PEOPLE...CAN THE COUNTY SERIOUSLY** approve that group for our small residential area? **East Oakland has MURDERS on a regular basis!**

**No supervisor or county official with direct oversight of the ordinance enforcement/ permit authorization OR THEIR FAMILIES/RELATIONS should be allowed to INVEST in any company or organization that produces pot/ cannabis. PERIOD. THIS IS A SHAMEFUL OUTRAGE**

**A hoop house on the Witt land is still clearly visible behind the Correia Dairy from Pepper Road. Again, please accept our thanks for clearing off what you did!**

Finally, the county cannabis visioning survey was slanted to promote the answers they wanted

Example: rank these four methods of dying from 1-4 with 4 being the best way to go:

Poisoning

Disease

Traffic accident

Armed robbery

In several cases, they gave us only bad outcomes to choose from in the survey, that does not bode well about the outcome we expect AND deserve

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**From:** [Charlie59@modernaction.io](mailto:Charlie59@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:41:29 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Charlie Dischler

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**From:** [Charlie57@modernaction.io](mailto:Charlie57@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:23:58 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Charlie Lopez

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**From:** [Chris85@modernaction.io](mailto:Chris85@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 6, 2021 9:18:18 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Chris Cena

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Cody24@modernaction.io](mailto:Cody24@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:36:00 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Cody Allen

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**From:** [Cody64@modernaction.io](mailto:Cody64@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 6, 2021 7:29:59 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Cody Dunia

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**From:** [Cody77@modernaction.io](mailto:Cody77@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 8:28:29 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Cody Leck

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**From:** [Collin97@modernaction.io](mailto:Collin97@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:29:12 AM

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Dear County Staff,

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Sincerely,  
Collin Jacobson

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**From:** [Coral93@modernaction.io](mailto:Coral93@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 3:08:43 PM

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Dear County Staff,

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Sincerely,  
Coral Alcala

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Craig84@modernaction.io](mailto:Craig84@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 4:32:45 PM

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Sincerely,  
Craig Koehler

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**From:** [Crystal Acker](#)  
**To:** [Cannabis](#)  
**Subject:** FW: Summary and Analysis of Cannabis Industry Small Group Sessions  
**Date:** Tuesday, September 7, 2021 9:43:09 AM  
**Attachments:** [Visioning.pdf](#)

---

**From:** craigspencerharrison@gmail.com <craigspencerharrison@gmail.com>  
**Sent:** September 07, 2021 8:15 AM  
**To:** Scott Orr <Scott.Orr@sonoma-county.org>; Crystal Acker <Crystal.Acker@sonoma-county.org>  
**Subject:** Summary and Analysis of Cannabis Industry Small Group Sessions

Good morning Scott and Crystal.

Attached is a one-page summary and analysis of the four “vision sessions” in late August with cannabis industry advocates.

Two issues seem vital for shaping a vision of the future of cannabis in Sonoma County.

First, it is increasingly clear that large-scale outdoor cultivation is economically unsustainable in Sonoma County.

Second, the industry’s solutions to add value (hoop houses, artificial light, growing in pots) undermine the possibility that such grows will ever qualify for appellation status under state law. This undermines the premise of cannabis tourism.

County supervisors need to understand these realities.

Best wishes,

Craig S. Harrison  
4953 Sonoma Mountain Road  
Santa Rosa, CA 95404  
707-573-9990  
<https://www.craigsharrison.net/>

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## Summary of Cannabis Industry Small Group Sessions

This is a summary and analysis of some of the major points made by the cannabis industry during the August small group sessions.

Outdoor cannabis cultivation may not be sustainable in Sonoma County because there is an overproduction in California, with no end in sight.<sup>1</sup> The Press Democrat reports that premium marijuana once sold for \$2,000/pound, and may fetch only \$600 to \$700 this fall.<sup>2</sup> Each of the cannabis small group meetings included complaints about low prices. Ron Ferraro predicted they would soon descend to \$400/pound, a price where growers cannot survive.<sup>3</sup> Dustin Gibbens sells huge amounts wholesale. Currently outdoor pot sells for \$500-\$900/pound, and may soon drop to \$200-300.<sup>4</sup> He says this is unsustainable because after taxes and expenses there is no profit.

Industry advocates suggest two fundamental ways of addressing an economics phenomenon described by Adam Smith as “the invisible hand” in **Wealth of Nations** (1776). First, they want subsidies—reduced state cultivation taxes, lowered county permit fees, grant funds.<sup>5</sup> Second, they want to switch outdoor cultivation to hoop houses and use artificial light and generators.<sup>6</sup> They suggest the appellation process will both boost prices and make tourism attractive.<sup>7</sup> They fail to recognize that under Bus. & Prof Code § 26063(c), an appellation of origin “requires the practice of planting in the ground in the canopy area and excludes the practices of using structures, including a greenhouse, hoop house, glasshouse, conservatory, hothouse, and any similar structure, and any artificial light in the canopy area.” **Growers cannot use pots, cultivate in hoop houses, or use artificial light.** The Sonoma County Growers Alliance acknowledges that Sonoma County currently does not qualify for the appellation program because few growers actually plant cannabis in the ground.<sup>8</sup>

There is no valid reason to subsidize poor business decisions by cannabis entrepreneurs, especially after hundreds of Sonoma County businesses such as restaurants, bars, and hair salons have closed because of government-mandated Covid restrictions. The contention that outdoor cultivation is going to “contribute the jobs of the future” and the future of the county is dependent on cultivating cannabis is misplaced.<sup>9</sup> There are more business opportunities for employment and tax revenue in processing cannabis and dispensaries. For example, Joanna Cedar, SCGA, notes that Cannacraft processes 225,000 pounds per year in Santa Rosa, none of which is cultivated in Sonoma County. Unlike locating cultivation sites in neighborhoods, processing elicits little controversy. The county should not prop up cannabis cultivation by locating it in problematic sites when economics dictates that it belongs in other counties or states. The updated ordinance should focus on sustainable cannabis activities.

---

<sup>1</sup> Ron Ferraro, CBASC, 14:06.

<sup>2</sup> Bill Swindell, [Small North Coast cannabis farms face daunting future](#) (August 28,2021).

<sup>3</sup> Ron Ferraro, CBASC, 13:50.

<sup>4</sup> Dustin Gibbens, Hessell, 4:48.

<sup>5</sup> Kayla Peterson, Hessell, 24:35; AnnaRae Grabstein, Industry Professionals, 15:40; Erich Pearson, CBASC, 40:18

<sup>6</sup> Ron Ferraro, CBASC, 13:35; Lisa Lai, Hessell, 13:59; Gretchen Giles, CABSC, 32:46.

<sup>7</sup> Sam de la Paz, Hessell, 34:35, 42:53; Gretchen Giles, CBASC, 29:25 and 34:54; Lorrane Knapp Pascarella, Industry Professionals, 53:48, 54:55; Joanna Cedar. SCGA, 48:21.

<sup>8</sup> Joanna Cedar, SCGA, 49:12

<sup>9</sup> Joe Rogoway, CBASC, 24:34 and 27:08.

**From:** [Crystal Acker](#)  
**To:** [Cannabis](#)  
**Subject:** FW: Document on Cannabis Pricing From Ron Ferraro  
**Date:** Tuesday, September 7, 2021 12:17:32 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.jpg](#)

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**From:** craigspencerharrison@gmail.com <craigspencerharrison@gmail.com>  
**Sent:** September 07, 2021 11:30 AM  
**To:** Crystal Acker <Crystal.Acker@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>  
**Subject:** RE: Document on Cannabis Pricing From Ron Ferraro

Thank you for this article, which has plenty of detail worth considering. The reliance on federal legalization and interstate commerce making things better may be displaced. A lot of growers were excited about Proposition 64 until thousands went out of business because they could not compete. How a national rollout would take place, including restrictions and on sales and the pace of rollout remains unknown. There could be rulemakings that take years. The notion that it is suddenly “legal” and anyone can sell to anyone at any time is extremely unlikely.

Parochial growers forget that commerce runs in two directions. Consumers may find cheap pot from Texas, Kentucky, or Alabama is just as good as the expensive product grown here. I suspect that prices will drop with national legalization, not increase. Look at hemp. People can't sell it.

Cheers,

Craig S. Harrison

4953 Sonoma Mountain Road

Santa Rosa, CA 95404

707-573-9990

<https://www.craigsharrison.net/>

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**From:** Crystal Acker <[Crystal.Acker@sonoma-county.org](mailto:Crystal.Acker@sonoma-county.org)>  
**Sent:** Tuesday, September 7, 2021 9:55 AM  
**To:** 'craigspencerharrison@gmail.com' <[craigspencerharrison@gmail.com](mailto:craigspencerharrison@gmail.com)>; Scott Orr <[Scott.Orr@sonoma-county.org](mailto:Scott.Orr@sonoma-county.org)>  
**Subject:** RE: Document on Cannabis Pricing From Ron Ferraro

Hi Craig,

All written comments from the outreach sessions will be included in the Board report. There is no article referenced in the CBASC comment letter. However, I think you may be referring to links from the chat feature? The link on falling prices is here:

<https://mjbizdaily.com/falling-prices-in-california-marijuana-wholesale-market-alarms-some->

[growers/](#)

**Crystal Acker, M.S.**

Supervising Planner

[www.PermitSonoma.org](http://www.PermitSonoma.org)

County of Sonoma

Planning Division | Project Review

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-8357 |

Office: 707-565-1900 | Fax: 707-565-1103



*Due to the Public Health Orders, online tools remain the best and fastest way to access Permit Sonoma's services like permitting, records, scheduling inspections, and general questions. You can find out more about our extensive online services at [PermitSonoma.org](http://PermitSonoma.org).*

*The Permit Center has reopened with limited capacity Monday, Tuesday, Thursday, Friday from 9:00 AM – 4:00 PM and Wednesday, 10:30 AM – 4:00 PM.*

*Thank you for your patience as we work to keep staff and the community safe.*

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**From:** [craigspencerharrison@gmail.com](mailto:craigspencerharrison@gmail.com) <[craigspencerharrison@gmail.com](mailto:craigspencerharrison@gmail.com)>

**Sent:** September 07, 2021 8:20 AM

**To:** Scott Orr <[Scott.Orr@sonoma-county.org](mailto:Scott.Orr@sonoma-county.org)>; Crystal Acker <[Crystal.Acker@sonoma-county.org](mailto:Crystal.Acker@sonoma-county.org)>

**Subject:** Document on Cannabis Pricing From Ron Ferraro

Good morning again, Scott and Crystal.

I watched the tape of the CBASC meeting and learned that Ron Ferraro provided you with an article on cannabis pricing. I couldn't find it online.

Can you please send it to me.

If I need to file a Public Records Act request I will, but this seems easier for everyone.

Best wishes,

Craig S. Harrison

4953 Sonoma Mountain Road

Santa Rosa, CA 95404

707-573-9990

<https://www.craigharrison.net/>

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**From:** [Daniel50@modernaction.io](mailto:Daniel50@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:26:00 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Daniel Gordon

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**From:** [Danielle24@modernaction.io](mailto:Danielle24@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 8:23:07 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Danielle Backy

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**From:** [Danielle83@modernaction.io](mailto:Danielle83@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 7:52:20 PM

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Dear County Staff,

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Sincerely,  
Danielle Leck

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Darrin54@modernaction.io](mailto:Darrin54@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 1:29:12 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Darrin Backy

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**From:** [Dave07@modernaction.io](mailto:Dave07@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 1:31:56 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Dave Badiner

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**From:** [David52@modernaction.io](mailto:David52@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 8:47:04 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
David Westervelt

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**From:** [David62@modernaction.io](mailto:David62@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:47:41 AM

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Sincerely,  
David Wieland

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**From:** [Devon89@modernaction.io](mailto:Devon89@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 10:50:37 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Devon Smith

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**From:** [Don37@modernaction.io](mailto:Don37@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 5:33:55 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Don Nalezny

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**From:** [Donald55@modernaction.io](mailto:Donald55@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 8:28:03 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Donald Hall

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**From:** [Dontrell50@modernaction.io](mailto:Dontrell50@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 4:51:17 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Dontrell West

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**From:** [Drew26@modernaction.io](mailto:Drew26@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:32:43 AM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

This is especially clear in the last survey that the county released for community input. The questions are so biased against cannabis farmers that the affected farmers couldn't even participate in the survey. For example:

- What is the most appropriate method to mitigate offsite odor impacts: 1) Physical Barriers (growing indoor) or 2) Separation (large setbacks). How about #3) Normal agriculture has smell's and that is okay?
- Please rank the concerns: Safety, Transportation, Water, Odor. Isn't the point of an EIR, this extremely costly and time demanding study, to say yes - there is some impact. But, that's okay because the good outweighs the bad.
- In relation to setbacks, rank how they should be determined. Noise, odor, safety, visual impact. How about this option: The state has mandated setbacks that are appropriate.

The way this EIR is going, we might as well roll up the sidewalks and send the farmers back to the traditional market where they don't have to pay for taxes, protect the environment, pass pesticide testing, or care about what their nosey neighbors think. Because before these courageous, honest and hardworking farmers stepped out of the shadows, these neighbors didn't complain to any comparable degree, and there were a projected 5,000 to 8,000 of us county-wide. Those are the county's numbers, not some arbitrary made-up number we came up with. Now we can't even get 40 farmers through the pipeline, who 5yrs ago were promised a 6-9month pathway to state licensing?

This is a failed attempt to collect data, it is not a properly conducted questionnaire in any capacity. Surely not for any relevant or equitable data retrieval. With the way these questions are skewing the data, it should be retracted immediately.

Sincerely,  
Drew Garrison

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Evan08@modernaction.io](mailto:Evan08@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:38:45 AM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Evan Sharpe

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Evan80@modernaction.io](mailto:Evan80@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 4:51:43 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Evan Wilson

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Francissco92@modernaction.io](mailto:Francissco92@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 7:16:28 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Francissco Velasquez

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Frank61@modernaction.io](mailto:Frank61@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 4:37:54 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Frank Lopez

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Frank93@modernaction.io](mailto:Frank93@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 4:39:39 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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**From:** [Gail Cafferata](#)  
**To:** [Cannabis](#)  
**Subject:** Biases in online cannabis survey  
**Date:** Tuesday, September 7, 2021 12:28:30 PM

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Dear County Supervisors and staff,

Statistical estimates that are to be the basis of policy decisions about cannabis in Sonoma County must be based on a valid sample of the population and valid and reliable questions. I am writing to inform you of irreparable defects in the recent online county cannabis survey that make it inappropriate, even immoral, to use it to guide any policy decisions around the use of this federally controlled substance. I am a Ph.D. sociologist who designed interviews and surveys at the National Center for Health Services Research in the U.S. Department of Health and Human Services, Washington, D.C. for 8 years, in the Department of Quality Management at Children's Hospital, Boston, MA, for over 5 years, and in a for-profit survey research firm in MA. As a college professor, I taught a course on Survey Design and Measurement.

As a scholar of survey research, the following three areas are of concern.

First, the sample: The survey was not publicized in the Press Democrat or other public news services. Only people on a selective County cannabis email list were sent a link to the survey, and there is no transparent evidence how this list was created, or kept up-to-date. It is clearly not representative of Sonoma County. Even if one tried to answer the questions, many are so biased that respondents are likely to get angry and discouraged and give up on the survey that they TRIED to answer. I imagine there are many questions that were left blank and many surveys that were started and never completed. I challenge county staff/consultants to identify the percentage of "blanks" (non-responses) there were for every question and the number of surveys begun but not completed.

Second, ranking questions are a serious problem. The validity of a survey question, like Q3 about an "appropriate size for cannabis cultivation" means that a question gets accurate measures of preferences, what the question intends or presumes to measure, and not bias. Ranking questions can be invalid because they introduce bias in a number of ways, so that the "rank" or "average rank" is not a true picture of the preferences of respondents.

In this cannabis survey, five of the 19 possible questions that could be answered (not everyone received every question because of the screening choices), that's more than 25%, were ranking questions, not rating questions. A more valid measure of preferences is ratings, asking a person how they rate EACH item on a scale such as (1=least important to 5=most important), rather than ranking them. This alone is sufficient to disqualify and invalidate any statistics that might be generated from the questionnaire.

The result of a ranking question cannot be considered a valid or reliable (that is, stable) measure of preferences about marijuana cultivation or distribution for the following reasons:

1. Ranking questions force respondents to choose among unacceptable options. For example, Q3 presumes support for ANY cannabis cultivation in the county. There is no option to say, "No cultivation is acceptable in Sonoma County." This question *overestimates* support for cannabis cultivation.

Q19 asks respondents to rank 3 choices for a moratorium. If a person has no permits at all, a complete moratorium, there is no place for them to give their true preference. They cannot answer "none of the above." Q19 will *overestimate* support for permits.

Another example is Q16. A person who believes there should be no onsite cannabis consumption until there is

a legitimate roadside test for driving impairment (like a DUI) has no way to say that, but is forced to choose something they do not believe in. Q16 will *overestimate* support for cannabis consumption. An opponent of cannabis cultivation until there is a legitimate roadside test will have to leave the question blank, and may give up on the survey at that point because it is so biased as to exclude a question measuring their preferences.

4. It is impossible for most people to rank more than 3 items at once. Questions that ask for rankings of more than 3 items (Questions 3, 10, 13, 16) are unreliable measures especially at the lower rankings because no one can reliably rank items at the lower end; if a person completes the survey a second time, chances are high that their rankings will differ significantly between tests. These ranking questions are also biased because they don't allow respondents to rate preferences they consider EQUALLY important.

5. Q10 and Q13 are foolish because ALL concerns must be addressed by CEQA and all setbacks matter; none can be considered more important than any other.

6. All ranking questions need to have a choice "none of the above," and "all of the above" or be replaced by RATING questions that list each item/issue and ask people to rate on a scale of 1=least important to 5=most important).

7. The wording used in several questions are reversed, causing respondent confusion (In Q3 1=least important and in Q10 1=most important).

8. In a ranking question there is no way for a respondent to indicate the strength of their feelings about individual concerns. A respondent can feel very strongly about many items, or very few. Without a rating question for each item, there can be *no reliable estimate* of the strength of preferences.

9. Q16 is full of jargon that the average Sonoma county citizen (non-grower) will be able to answer. What is a "Agricultural and Resource area"? a "Commercial area?" Where are the boundaries on a map of Sonoma County? Who would know that? Non-growers or people who don't farm (most of Sonoma County!) will simply guess, not knowing what the answers mean. The question is spurious and should be thrown out.

Third, forced choice questions like Question 2 cause bias because there is no option for a respondent who wants NO cannabis cultivation in Sonoma County (like Marin and Napa).

1. Q12 is invalid because there is no place for a respondent to answer "all of the above," and is forced to choose. This should have been replaced with a rating question.

2. Q5 causes bias because there is no choice for someone who wants exclusion zones but no inclusion zones, and it funnels these respondents around questions having to do with willingness to live next to an inclusion zone. Everyone should be able to answer all questions about inclusion and exclusion zones.

In summary, none of the "data" at all from this survey should be used to guide public policy in Sonoma County. The haphazard sample, the frustrating industry-friendly biases of questionnaire, the unreliability of ranking and forced choice questions, the funnel questions that disallow someone to respond to every question, the lack of "none of the above" or "all of the above" choices, the open disregard for the importance of every CEQA issue, and other defects limit the capacity of any Sonoma County tax-paying citizen to indicate their true preferences. If I wanted to write a survey biased toward the cannabis industry, this would be it. As a taxpaying citizen it would be a shocking waste of taxpayer dollars to pay anyone to write any report based on this "survey," let alone use it to make policy decisions.

Sincerely.

The Rev. Dr. Gail Cafferata, Ph.D.

Santa Rosa, CA

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**From:** [no-reply@sonoma-county.org](mailto:no-reply@sonoma-county.org)  
**To:** [Cannabis](#)  
**Subject:** Comments: The "Visioning Survey"  
**Date:** Tuesday, September 7, 2021 12:35:17 PM

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Sent To: County of Sonoma

Topic: Comments

Subject: The "Visioning Survey"

Message: Tried to do my due diligence and fill out the "Visioning Survey".

I understand that cultivation is a topic touching many interests and opinions, and it is a task to navigate these.

After page 3 of the survey I had to give up, because the questions and choices in the answers seemed to be biased toward a populous of NIMBY and propping up the stigma against an ancient culture crop.

I fear this biased survey will drive policy against cultivation as the answers only allow reiterating the current hesitancy of implementing a just regulation frame work. In Sonoma this dragging out attitude is going on for years.

This county has seen changing cultivation of cattle and various crops over time and Cannabis is - and has been - one of them. In this regard it needs regulation which is comparable with regulations for grapes, olives, apples etc.

Odor is not unique to Cannabis so the questions in the survey are fanning the stigma rather than fair evaluation.

Water use is also not unique to Cannabis. The state allows fracking for oil and gas with massive impact on the availability and longterm quality of our most precious resource.

Pumping fracking fluid into groundwater aquifers is allowed without concern of the toxic pollution of our future.

While fracking is not a main industry in our county, using water as an argument is polarizing at best because it is taken out of context. Especially here in Sonoma where large new vineyards were planted along Arnold Drive in the past few years, irrigated by newly drilled wells.

I understand that regulation is complex, but please try to look past the boogie Mary J image and treat Cannabis as a crop with many beneficent uses able to enhance our local economy past wine guzzling and shady time share tourism. Thank you.

Sender's Name: Gustav Hobel

Sender's Address:

CA 95476

**From:** [Harriett09@modernaction.io](mailto:Harriett09@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 8:27:42 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Harriett Loesch

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Heather52@modernaction.io](mailto:Heather52@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 4:48:49 PM

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Dear County Staff,

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Sincerely,  
Heather West

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Isabel96@modernaction.io](mailto:Isabel96@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 1:42:37 PM

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Dear County Staff,

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Sincerely,  
Isabel Solomon

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**From:** [J85@modernaction.io](mailto:J85@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:46:44 PM

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Sincerely,  
J Burcaw

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Jackie46@modernaction.io](mailto:Jackie46@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 1:49:18 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Jackie Viramontez

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**From:** [Jackson77@modernaction.io](mailto:Jackson77@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 7:01:32 PM

---

Dear County Staff,

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Sincerely,  
Jackson Parks

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**From:** [Jade45@modernaction.io](mailto:Jade45@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 7:44:49 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Jade Hancock

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**From:** [Jamahl15@modernaction.io](mailto:Jamahl15@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 4:32:00 PM

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Sincerely,  
Jamahl Lyles

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**From:** [James77@modernaction.io](mailto:James77@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 5:27:55 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
James Dyche

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**From:** [Arielle Kubu-Jones](#)  
**To:** [Cannabis](#)  
**Subject:** FW: Cannabis operations concerns  
**Date:** Tuesday, September 7, 2021 10:51:50 AM

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**From:** Jane Marx <janemarxdesign@sonic.net>  
**Sent:** Tuesday, September 7, 2021 10:47 AM  
**To:** Susan Gorin <Susan.Gorin@sonoma-county.org>  
**Subject:** Cannabis operations concerns

Supervisor Gorin,

I am very opposed to commercial cannabis operations at Bennett Ridge, or near residential housing. This would be unattractive, foul smelling, a security issue, a wildlife corridor issue, a water use issue, and reduce property enjoyment and values here. I am not opposed to cannabis operations in designated industrial zones, away from residential properties. There should be no need to allow these operations near residential areas.

YES: \*Should Exclusion Zones be included in the new ordinance (areas where cannabis operations are prohibited)?

YES: \*Should a temporary moratorium be imposed on cannabis permitting? This would stop the onslaught of ministerial permits where residents have no ability to object.

Please consider the neighborhoods with these decisions!

Thank you,  
Jane Marx  
2944 Bardy Road  
Santa Rosa, CA 95404

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Janelle21@modernaction.io](mailto:Janelle21@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 3:06:44 PM

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Sincerely,  
Janelle Farias

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**From:** [Jeff81@modernaction.io](mailto:Jeff81@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 6, 2021 9:24:28 PM

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Dear County Staff,

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Jeff Hughes

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**From:** [Jeff98@modernaction.io](mailto:Jeff98@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:47:05 AM

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**From:** [jenn18@modernaction.io](mailto:jenn18@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:34:05 AM

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Sincerely,  
jenn achuff

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Jessica30@modernaction.io](mailto:Jessica30@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:34:45 AM

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Sincerely,  
Jessica Addelson

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**From:** [Jill16@modernaction.io](mailto:Jill16@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:08:57 AM

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**From:** [Joey03@modernaction.io](mailto:Joey03@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 10:47:47 AM

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Sincerely,  
Joey Gordon

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Jose59@modernaction.io](mailto:Jose59@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 4:10:27 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Jose Saldate

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Josh95@modernaction.io](mailto:Josh95@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:42:20 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Josh Pratt

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Joshua46@modernaction.io](mailto:Joshua46@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:59:11 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Joshua VanRillaer

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Joy00@modernaction.io](mailto:Joy00@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:36:02 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Joy Mahrle

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Katherine39@modernaction.io](mailto:Katherine39@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:19:45 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Katherine Craig

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Kathryn65@modernaction.io](mailto:Kathryn65@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:47:28 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Kathryn Moore

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Kenneth23@modernaction.io](mailto:Kenneth23@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:40:24 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Kenneth Shaw

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Kerri21@modernaction.io](mailto:Kerri21@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 1:51:56 PM

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Dear County Staff,

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Sincerely,  
Kerri Lanzarotto

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**From:** [Keshun95@modernaction.io](mailto:Keshun95@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 8:22:15 PM

---

Dear County Staff,

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Sincerely,  
Keshun Brown

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**From:** [Kevin43@modernaction.io](mailto:Kevin43@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 3:24:04 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Kevin Olson

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Krissy50@modernaction.io](mailto:Krissy50@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:27:33 AM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Krissy Mangan

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Kristen98@modernaction.io](mailto:Kristen98@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 7:14:26 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Kristen Willis

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**From:** [Kristina32@modernaction.io](mailto:Kristina32@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:35:03 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

This is especially clear in the last survey that the county released for community input. The questions are so biased against cannabis farmers that the affected farmers couldn't even participate in the survey. For example:

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The way this EIR is going, we might as well roll up the sidewalks and send the farmers back to the traditional market where they don't have to pay for taxes, protect the environment, pass pesticide testing, or care about what their nosey neighbors think. Because before these courageous, honest and hardworking farmers stepped out of the shadows, these neighbors didn't complain to any comparable degree, and there were a projected 5,000 to 8,000 of us county-wide. Those are the county's numbers, not some arbitrary made-up number we came up with. Now we can't even get 40 farmers through the pipeline, who 5yrs ago were promised a 6-9month pathway to state licensing?

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Sincerely,  
Kristina Attia

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Lauren05@modernaction.io](mailto:Lauren05@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:33:57 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Lauren Farahnak

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Lauren62@modernaction.io](mailto:Lauren62@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:39:26 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Lauren Shaw

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Lauren53@modernaction.io](mailto:Lauren53@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:39:56 PM

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Layne44@modernaction.io](mailto:Layne44@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 7:32:18 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Layne Magnuson

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Leah14@modernaction.io](mailto:Leah14@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 8:26:12 AM

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We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Leah Martin

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Lindsay86@modernaction.io](mailto:Lindsay86@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:26:54 PM

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Sincerely,  
Lindsay Goldenberg

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Logan58@modernaction.io](mailto:Logan58@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 7:15:26 AM

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Sincerely,  
Logan Cervantes

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Lorenzo90@modernaction.io](mailto:Lorenzo90@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 3:10:03 PM

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Dear County Staff,

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Sincerely,  
Lorenzo Martinez

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Mackenzie08@modernaction.io](mailto:Mackenzie08@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:28:45 AM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small. My total goal here is to be able to allow every have the same ag rights as all the other farmers because at the end of the day we would like to do what we want to do safely. I feel that we can sway your opinions of and have things changed in literature to accommodate all groups. We are frustrated not only with timelines but what was put into the surveys.

The questions are so biased against cannabis farmers that the affected farmers couldn't even participate in the survey. For example:

- What is the most appropriate method to mitigate offsite odor impacts: 1) Physical Barriers (growing indoor) or 2) Separation (large setbacks). How about #3) Normal agriculture has smell's and that is okay?
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Thanks for your consideration.

Sincerely,  
Mackenzie Marker

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Manny75@modernaction.io](mailto:Manny75@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 7:06:45 AM

---

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Sincerely,  
Manny Rivera

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Margaret55@modernaction.io](mailto:Margaret55@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:36:26 PM

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Dear County Staff,

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Sincerely,  
Margaret Haproff

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Mariah90@modernaction.io](mailto:Mariah90@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 1:28:09 PM

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Sincerely,  
Mariah Dutra

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Marianella47@modernaction.io](mailto:Marianella47@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 4:54:39 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

This is especially clear in the last survey that the county released for community input. The questions are so biased against cannabis farmers that the affected farmers couldn't even participate in the survey. For example:

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- Please rank the concerns: Safety, Transportation, Water, Odor. Isn't the point of an EIR, this extremely costly and time demanding study, to say yes - there is some impact. But, that's okay because the good outweighs the bad.
- In relation to setbacks, rank how they should be determined. Noise, odor, safety, visual impact. How about this option: The state has mandated setbacks that are appropriate.

The way this EIR is going, we might as well roll up the sidewalks and send the farmers back to the traditional market where they don't have to pay for taxes, protect the environment, pass pesticide testing, or care about what their nosey neighbors think. Because before these courageous, honest and hardworking farmers stepped out of the shadows, these neighbors didn't complain to any comparable degree, and there were a projected 5,000 to 8,000 of us county-wide. Those are the county's numbers, not some arbitrary made-up number we came up with. Now we can't even get 40 farmers through the pipeline, who 5yrs ago were promised a 6-9month pathway to state licensing?

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Sincerely,  
Marianella Brey

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Mark15@modernaction.io](mailto:Mark15@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 10:03:58 AM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Mark Gordon

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Marlon63@modernaction.io](mailto:Marlon63@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 8:27:23 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Marlon Salonga

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Marnie06@modernaction.io](mailto:Marnie06@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:02:33 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Marnie Birger

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Matthew36@modernaction.io](mailto:Matthew36@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 7:20:45 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Matthew Butler

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Max](#)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 5:37:49 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Max rey Bolivariana

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Melissa08@modernaction.io](mailto:Melissa08@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:42:51 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Melissa Anderson

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Michael47@modernaction.io](mailto:Michael47@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:49:26 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Michael Braden

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**From:** [Michaela08@modernaction.io](mailto:Michaela08@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:40:41 AM

---

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Sincerely,  
Michaela Donnelly

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Nancy86@modernaction.io](mailto:Nancy86@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 8:27:10 AM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Nancy Westervelt

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**From:** [Nick22@modernaction.io](mailto:Nick22@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 8:14:29 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Nick Torres

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Nikki57@modernaction.io](mailto:Nikki57@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 4:52:57 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Nikki James

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**From:** [Patrick97@modernaction.io](mailto:Patrick97@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 5:12:47 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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The way this EIR is going, we might as well roll up the sidewalks and send the farmers back to the traditional market where they don't have to pay for taxes, protect the environment, pass pesticide testing, or care about what their nosey neighbors think. Because before these courageous, honest and hardworking farmers stepped out of the shadows, these neighbors didn't complain to any comparable degree, and there were a projected 5,000 to 8,000 of us county-wide. Those are the county's numbers, not some arbitrary made-up number we came up with. Now we can't even get 40 farmers through the pipeline, who 5yrs ago were promised a 6-9month pathway to state licensing?

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Sincerely,  
Patrick Horrigan

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Patsy66@modernaction.io](mailto:Patsy66@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:38:56 AM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Patsy Bunfill

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Rachael11@modernaction.io](mailto:Rachael11@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:47:51 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Rachael Torresdal

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Rachelle29@modernaction.io](mailto:Rachelle29@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:15:14 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Rachelle Gordon

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Rebecca04@modernaction.io](mailto:Rebecca04@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 11:03:17 AM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Rebecca DeMunbrun

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Richard Crowley](#)  
**To:** [Cannabis](#)  
**Subject:** Cannabis survey  
**Date:** Tuesday, September 7, 2021 10:33:55 PM

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EXTERNAL

I was unable to submit a response to the cannabis survey but wanted to once again register my opinion:

I do not want Sonoma County to authorize any commercial/industrial cannabis operations. It's too thirsty and there's too much potential for externalities. Let someplace that gets a lot of rain grow the cannabis.

Thank you,

Richard Crowley  
8535 Franz Valley School Road

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Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

**From:** [Ryan52@modernaction.io](mailto:Ryan52@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 12:00:47 PM

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Sincerely,  
Ryan Hickey

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**From:** [Scottie89@modernaction.io](mailto:Scottie89@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 12:44:57 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Scottie Famous

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Shaun25@modernaction.io](mailto:Shaun25@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:46:13 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Shaun Mordecai

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Spencer96@modernaction.io](mailto:Spencer96@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:19:39 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Spencer Hochman

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Talesa89@modernaction.io](mailto:Talesa89@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 7:34:12 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Talesa Bleything

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**From:** [Taryn17@modernaction.io](mailto:Taryn17@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 3:46:15 PM

---

Dear County Staff,

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Sincerely,  
Taryn Rogers

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**From:** [Temple61@modernaction.io](mailto:Temple61@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 5:06:23 PM

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Dear County Staff,

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Sincerely,  
Temple Parks

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Tim17@modernaction.io](mailto:Tim17@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 4:03:18 PM

---

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Sincerely,  
Tim Tobon

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Timothy93@modernaction.io](mailto:Timothy93@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 9:35:55 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Timothy Steffens

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Tori43@modernaction.io](mailto:Tori43@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 6:07:11 PM

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We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Tori Vigil

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Tristan85@modernaction.io](mailto:Tristan85@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:42:22 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Tristan Gonzaes

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Tyler35@modernaction.io](mailto:Tyler35@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:53:02 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Tyler Smith

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Victor28@modernaction.io](mailto:Victor28@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 3:56:39 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Victor Vigil

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**From:** [Virginia Hair](#)  
**To:** [David Rabbitt](#)  
**Cc:** [Andrea Krout](#); [Cannabis](#)  
**Subject:** We would like a Moratorium on All Pending and New Cannabis Permits  
**Date:** Tuesday, September 7, 2021 10:24:48 AM

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September 7, 2021

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

RE: MORATORIUM ON COMMERCIAL CANNABIS CULTIVATION IN SONOMA COUNTY

Dear Supervisors:

I am a resident of the community of Bloomfield and want to preserve what makes Sonoma County special: our scenic beauty and precious natural resources. The solution County wide is small cannabis grows away from residences, not in public view and not spreading noise or odor or depleting our groundwater resources.

In Bloomfield, we specifically want to protect our four hundred and forty residents' health, safety, peace, welfare and quality of life from commercial cannabis cultivation adjacent to multiple backyards and using our inadequate residential streets for access and depleting our groundwater resources.

On May 18, 2021 the County Supervisors denied a Subsequent Mitigated Negative Declaration and Cannabis Ordinance and have initiated a process to prepare a comprehensive Environmental Impact Report.

The preparation and completion of the Environmental Impact Report and the resulting Commercial Cannabis Cultivation Ordinance is estimated for public hearings in mid-2024.

Publication of the estimated dates for public hearings of the EIR and Cannabis Ordinance to 2024 encouraged an influx of permit applications.

Commercial Cannabis Cultivation applications submitted during this multi year interim period would be reviewed under an existing ordinance and environmental documents that are insufficient and lacking in environmental and health, safety and general welfare considerations.

In addition, the Sonoma County General Plan is over twenty years old and does not provide adequate or comprehensive land use policies for current conditions. The Petaluma Dairy Belt area Plan was prepared thirty-six years ago and modified over

thirteen years ago. Cannabis was not considered in this plan.

The State of California has declared a Drought Emergency in Sonoma County due to a severe water shortage and lack of precipitation

Allowing continued Commercial Cannabis Cultivation has the following specific potential ramifications:

\*Inadequate existing setbacks from rural residential neighborhoods and unincorporated towns that do not protect the health, safety, peace and welfare of rural residents.

\*Proliferation and over concentration of commercial cannabis cultivation in the Dairy Belt area of Sonoma County. A large cannabis grow recently appeared at the Neve Bros property to the east of Bloomfield. It is in the same watershed as the town of Bloomfield with 67 existing wells. There is an 80,000 sf proposal adjacent to multiple backyards in Bloomfield and a well being drilled over the last three days. There are also existing grows west and south of Bloomfield in the Dairy Belt.

\*Diminished air quality and lack of information adequately analyzing odor emissions as they relate to public health impacts and mitigation measures.

\*Inadequate existing analysis and mitigation of impacts on:

Groundwater supply

Loss of Farmlands

Aesthetic impacts

Wildfire safety and emergency access/evacuation

Climate change and the resulting impacts on fire hazards

Replacing open space lands with cannabis cultivation and processing

Emergency response and evacuations

Traffic impacts on narrow country roads

Greenhouse Gas Emissions

Energy Use and the capacity of the existing electric grid and utility services

Noise impacts

Light impacts

\*The California Environmental Quality Act prohibits an agency from piecemeal development or "chopping up" a large project into many smaller ones each of which might individually have minimal environmental consequences but collectively create significant environmental impacts. This is what is occurring in Sonoma County and has not been addressed. The submittal adjacent to Bloomfield for eight individual applications of 10,000 sf each has a cumulative total of 80,000 sf. An example of this loophole. These applications have been submitted for ministerial processing without environmental review or hearings.

\*The Supervisors' comments have indicated the Board is in sympathy with small growers and bringing illegal grows into the mainstream to establish viable legal businesses. The EIR and Ordinance development now underway are the tools

needed to determine suitable sites for cannabis and how protections are provided to rural residents and all the other valuable resources in the County.

Given that the County has already approved Commercial Cannabis Cultivation on narrow substandard roads, an additional influx creates unsafe conditions for safe evacuation as well as impeding access for fire fighters and first responder during a fire or emergency.

Given that the County has already approved a well permit and the well drilling is under way for eight applications submitted to the Agriculture Commissioner for proposed ministerial permitting of a 80,000 sf commercial cannabis cultivation project in Bloomfield, where a biotic study was initially required and the scope of the project was originally deemed to require a Conditional Use Permit.

We the undersigned, request the Board of Supervisors immediately institute a:

**A Countywide moratorium on Commercial Cannabis Cultivation. A moratorium on new and pipeline projects is imperative to protect the public health, safety and welfare of the residents of the County; to preserve the vanishing precious water resources; and to protect natural environmental resources Sonoma County is known for, until the Environmental Impact Report and new Cannabis Ordinance is adopted.**

Thank you for your service.  
Sincerely, Virginia Hair

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**From:** [Zac83@modernaction.io](mailto:Zac83@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 6, 2021 9:52:23 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Zac Guerinoni

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Zachariah88@modernaction.io](mailto:Zachariah88@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 10:39:40 PM

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Sincerely,  
Zachariah Boas

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Zachary26@modernaction.io](mailto:Zachary26@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 8:21:51 PM

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Sincerely,  
Zachary Wilson

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Zoe74@modernaction.io](mailto:Zoe74@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 2:41:51 PM

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Sincerely,  
Zoe Shaw

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Kila13@modernaction.io](mailto:Kila13@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 7, 2021 8:18:39 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Kila Peterson

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**From:** [Barbara Oddone](#)  
**To:** [Cannabis](#)  
**Cc:** [district4](#)  
**Subject:** Prohibition of cannabis production in the LIA zone of Dry Creek Valley  
**Date:** Friday, September 10, 2021 8:24:37 PM

---

Dear Board of Supervisors and your cannabis policy staff,

Bottom line of this email: the BOS should prohibit the industrial production of cannabis in lands zoned for Land Intensive Agriculture (LIA) and place cannabis production only in zones appropriate for such industrial production.

It is imperative that production of cannabis in LIA zones like Dry Creek Valley (the location of our certified-sustainable vineyard), be treated for what it is: an industrial process conducted inside buildings or quonsets under electric lights that are surrounded by security fencing and do not contribute anything to Sonoma County agriculture. Cannabis production uses many times the scarce water resources compared with the water use of the agriculture in Dry Creek Valley. Moreover, the extraordinary soils and terroir of Dry Creek Valley are irrelevant to industrial cannabis production. Thus, cannabis production mocks the very meaning of "agriculture" in LIA zones. Cannabis production should be limited to industrial structures in areas zoned for such industrial production.

Dry Creek Valley already has a public review process for permitting uses for land in the LIA zone. Wineries have to use this permitting process to show that their winery operations are secondary to and support the primary use of the LIA land: agriculture. Why should cannabis producers be able to evade this process that the BOS has approved? The BOS generated much public opposition when it seemed poised to contradict its own established precedents by approving such evasion of public review processes — although now it is undertaking some sort of *post hoc* justification process before revisiting that decision. The constituents in Dry Creek Valley will not be mollified by this diversion. There is no basis in the LIA zoning law or policy for allowing industrial production of cannabis without any citizens' review process.

Dry Creek Valley has a Citizens Advisory Council (DCVCAC) that has produced clear Guidelines for use permits in our LIA zone. Allowing cannabis producers to evade these guidelines that apply to winery operations, farmstands and farmers and ranchers who wish to institute farm-stays, would make a joke of all of the County's zoning laws. If the BOS ignores the existing review process for use permits and the Guidelines established by the Citizens Advisory Councils in agricultural zones around Sonoma County, how will Sonoma County ever enforce any of its zoning laws and policies?

The BOS needs to listen to its constituents, not the cannabis industry lobbyists loaded with money: we want the zoning laws and the policies behind them to be enforced, and we want the BOS to meet its duty to enforce them. That means prohibiting industrial and commercial business uses of LIA zoned land, like cannabis production, that are incompatible with LIA zoning and the public policy behind it.

Cannabis production is not the "agriculture" that the Land Intensive Agriculture zoning law and policy contemplated. Allowing industrial production in an LIA zone is exactly what the

policy behind LIA zoning prohibits. The extraordinary soils of Dry Creek Valley and other agricultural zones in our County have made agriculture a keystone of Sonoma County's social and economic vitality. Our extraordinary soils and the agriculture springing from them are irrelevant to cannabis production, which is a process not dependent on soil or the land. Placing this industrial production model in LIA areas disparages the existing prime agriculture in Dry Creek Valley and other agricultural-zoned areas of Sonoma County and, ultimately, will degrade the Sonoma County agricultural brand.

The agriculture in LIA soils grows the food and wine that have made Sonoma County famous. This kind of agriculture entails stewardship of our watersheds and aquifers, integrating our woodlands and wildlife into agriculture, adapting to climate change and preserving the scenic corridors that represent Sonoma County. This kind of agriculture is sustainable. This kind of agriculture contributes economically, environmentally and societally as a place to live and raise healthy families. It is a travesty to equate the existing Sonoma County agriculture that has been carried on by generations of our farmers and ranchers with the industrial production of cannabis.

Please: require cannabis production to be placed only in industrial zones where it belongs and never in areas zoned to preserve and protect agriculture.

Yours truly,

Barbara Saarni Oddone

Oddone Vineyard  
5523 Dry Creek Road  
Healdsburg, CA 95448-8195  
Tel: 707-431-2521  
Cell: 415-987-3330  
[barbara@oddonevineyard.com](mailto:barbara@oddonevineyard.com)

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**Warning:** If you don't know this email sender or the email is unexpected,  
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**From:** [Lia12@modernaction.io](mailto:Lia12@modernaction.io)  
**To:** Cannabis  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Friday, September 10, 2021 3:18:30 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Lia Keller

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**From:** [Mathew Hayashi](#)  
**To:** [Cannabis](#)  
**Subject:** Rethink  
**Date:** Friday, September 10, 2021 4:24:50 PM

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Please rethink the moratorium plan.

Sent via the Samsung Galaxy S21 Ultra 5G, an AT&T 5G smartphone  
Get [Outlook for Android](#)

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**Warning:** If you don't know this email sender or the email is unexpected,  
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**From:** [Megan82@modernaction.io](mailto:Megan82@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Friday, September 10, 2021 2:33:37 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Megan Carnes

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**From:** [Meelk54](#)  
**To:** [Cannabis](#)  
**Subject:** Cannabis Moratorium--- YES!!!  
**Date:** Saturday, September 11, 2021 8:32:14 AM

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As a 4 decade resident of Sonoma County, I strongly support any and all cannabis operations moratoriums---be it for cultivation, sales or use. In particular I am very concerned about allowing more cultivation during this time of extreme drought with water consumption restrictions in place throughout the county and state. We do not need more water use demand at this point in time. Also, our county is already impacted by many issues including lack of affordable housing, homelessness and continued wildfire threat. It is irresponsible to promote an industry that contributes to the problems we already have. PLEASE remember, local residents deserve to be heard and heeded about what is affecting the communities in the county.

Thank you.  
Eileen Kortas  
Santa Rosa resident

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**From:** [Melissa39@modernaction.io](mailto:Melissa39@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Saturday, September 11, 2021 10:40:43 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Melissa Banner

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**From:** [Alex68@modernaction.io](mailto:Alex68@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 10:39:56 PM

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Dear County Staff,

Hi,

As a long time cultivator in Sonoma county from the 215 era, and one who follows the laws and regulations and participated sincerely in SCGA and the county meetings about the ordinance, and participated in the penalty relief program, and has paid over \$100,000 in canopy taxes over the past 5 years, I'd say I'm qualified to speak as a stakeholder.

First off I'd like to thank and commend Sonoma county staff and cannabis community for developing this program. It was controversial, it was brave and bold, it was imperfect, but we did it! There is no way I or any of my bud brothers and sisters would have been able to afford to do it on our own, and the allowance for 4 operators to cohabitate a large suitable ag property gave us a shot to build our own regulated cannabis cultivation's in west county.

We put our heart and soul, our last dollars, into building this. The amount of work and stress is impossible to understand for anyone who hasn't done it. 80 hour weeks in the hot sun, barely making it. Building fences ourselves and doing all the work because we couldn't afford to hire. Teamwork and collaboration and a sincere love for this plant, work ethic and relentless drive and perseverance put us on the map as some of the best sun grown resin producers in the state.

When our neighbors complained about our fence, we invested thousands to paint it the color of their choice. We are loving caring compassionate PEOPLE, not some boogeyman or criminals. We care for the earth and our community and spend a lot of money with local businesses in the county... attorneys, consultants, restaurants, suppliers, soil companies, tank cleaners, irrigation stores, gas stations, electricians, and more. Cannabis cultivation is something to embrace not demonize. There are tons of homeless people in this county, and jobs that don't pay a living wage. Cannabis has allowed us to support our families. It took a LOT of trust for us to come out of privacy and risk our freedom and last dollars to trust the county to support us in this transition. Many of the things told to us publicly by county staff got changed over time to our expense and detriment.

Prices of cannabis are dropping fast due to large scale operations in more accommodating regions, and this is already threatening the viability of our businesses that the county will not allow to expand currently to remain competitive in the state market.

We come to you hat in hand to ask that you not burden the existing operators with actual 4 established small permits on a parcel that are actually operated by different people and not the two large cultivation companies exploiting this program. County staff knows well who is and isn't those orgs. We have been here since 2017 when it opened up.

If it's essential to force an LUP after telling us that we could operate under zoning permits, we

humbly ask that the county not burden the growers with the expense. The state has offered a \$100m fund to help with these issues, and we the community respectfully ask that the county secure some of this money and dedicate it to the established legacy operators to cover the cost of the consulting and permitting to receive whatever's necessary to remain in compliance. You asked us to put our trust in you and now we need you to show up for us and not let us die due to NIMBYism and politics. We just want to grow natural medicine and tend to our business, it's hard enough to work the 5 full time jobs it takes to do this already.

We cannot honestly act like cannabis is anywhere near as dangerous as alcohol, yet the country embraces the alcohol industry with open arms. A billion dollar beer company in Petaluma and Russian River brewing one of the best in the world. Tons of wineries. Why is that welcome and cannabis treated so harshly? It makes people peaceful and happy and brings relief to epileptics and cancer patients. It's being grown in agricultural districts not in the middle of residential neighborhoods. Let's remind these wealthy anti cannabis haters that they decided to live in an agricultural district in the cannabis Mecca of the world. If they don't want cannabis grown on ag land, perhaps they should live in a residential neighborhood. Or perhaps they should buy all the neighboring parcels if they want to control what happens on them. But if a neighbor wants to grow medicine and gets a permit and complies with the zillion rules and setbacks on THEIR LAND behind a fence, that's that persons right just like they would have the right to spread smelly manure as fertilizer to grow another crop or have a bunch of roosters clucking at dawn. It's agriculture, and it's craft agriculture not massive tilled mono crop big ag that's destroying the soil. Every cannabis grower I know in Sonoma county LOVES AND VALUES their soil because it is what feeds their plants and gives them the best terps and resin.

If these people truly care about solving problems in our community let's focus on the REAL problems... homelessness, addiction and alcoholism, lack of affordable housing, police brutality, domestic violence, drunk driving, mental health, child abuse, sex trafficking, gang violence, and troubled teenagers in need of support and mentorship, malnutrition and obesity.

Cannabis was here before regulation and will always be here. Since we have had licensed farms we have had very little violence and crime on them, they're registered with sheriff and take security seriously. There are still unlicensed grows all over the county growing better herb in garages than most these licensed farms. The local economy has benefitted from cannabis money more than most understand. Both licensed and unlicensed. The local economy needs all that and then some. We need career opportunities. We need viable ways to keep small farms alive to grow other crops in addition to cannabis. We need unity.

Thank you for your time and consideration.

Sincerely,  
Alex Bohn

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**From:** [Brandon49@modernaction.io](mailto:Brandon49@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 7:28:43 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Brandon Downs

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**From:** [Caitlyn10@modernaction.io](mailto:Caitlyn10@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 8:50:04 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Caitlyn Young

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**From:** [Cheyenne13@modernaction.io](mailto:Cheyenne13@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 9:57:22 PM

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Dear County Staff,

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Sincerely,  
Cheyenne Summers

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**From:** [Dawn18@modernaction.io](mailto:Dawn18@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 4:42:12 PM

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Dear County Staff,

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Sincerely,  
Dawn Robbins

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**From:** [Francisco26@modernaction.io](mailto:Francisco26@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 4:07:03 PM

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Sincerely,  
Francisco Velasquez

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**From:** [Francisco82@modernaction.io](mailto:Francisco82@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 4:05:56 PM

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Sincerely,  
Francisco Velasquez

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Gunther30@modernaction.io](mailto:Gunther30@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 4:09:38 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Gunther Kirsch

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Jamie25@modernaction.io](mailto:Jamie25@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 5:50:45 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Jamie Feaster

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**From:** [John75@modernaction.io](mailto:John75@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 3:25:18 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
John Hess

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**From:** [john 777](#)  
**To:** [Cannabis](#)  
**Subject:** Cannabis ordinance  
**Date:** Sunday, September 12, 2021 1:54:51 AM

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EXTERNAL

Hello,

I have a ministerial permit and one other person had a ministerial permit on my property at 1700 barlow lane in Sebastopol.

The ministerial process gave the other owner and me a way to do a small outdoor cultivation where a cup would have been too expensive and uncertain.

I've heard some folks making up stories and negative things about my property and farm. It is extremely private, quiet, and professional. I live on site with my wife and two small children. The local neighbors are lying about me and have no problem making up stories about anything inflammatory to get someone to stop my farm.

I am interested to invite you to my farm. You can meet my wife and also you can meet Mark Severe who operates the other ministerial permit. Our property and farm speaks for itself along with the straight A grades we have gotten from local and state inspections.

Those people who are saying that there is not enough enforcement have no idea what they are talking about. I can tell you that from a very high level of personal understanding. There are many surprise inspections and they are traumatic for small children and it very rigorous. Why do these people want to torture cannabis farmers and see them treated like criminals?

The setbacks already are too far. 300 feet from houses is too much for most farmers to use their land. The opposition knows that and will just ask for more knowing this will cripple many farmers.

This is a stressful nightmare to cannabis operators. One moment the ordinance was moving fwd to help cannabis operators who were holding on. The next moment the ordinance is dismissed after years of work including the public.

And now the emergency ordinance to stop ministerial permits with multiple tenants? That was setup that was to help people like me and Mark. We are family operators and small independent hard working people. We are from this industry and are trying to stay alive through this challenging transition.

How could all the momentum turn twds the very vocal anti-cannabis crowd? The pro-cannabis people have been exhausted out of this process from the years of work and dead ends. Now we start from scratch and an emergency ordinance is proposed to give the opposition what they want. What about the pro cannabis side?

Families like mine have trusted the county to be fair and now the opposition is getting favoritism by an emergency ordinance.

Come see my farm. See how a multi tenant operation looks. Meet me and my loved ones. We are being run thru the mud and it's a terrible. It's not right what is happening to people like us. It is a travesty the life of a Sonoma cannabis operator. It feels like a torture chamber. This is our life. We don't bother anyone. Come see. You need to know how much these neighbors are lying.

Please be fair to cannabis operators who have invested their lives into their businesses. Nothing will ever satisfy the anti-cannabis crowd. The cannabis farmers need protections so we can live our lives without this torment.

We had neighbors harassing us with drones. we had trespassing neighbors. A angry woman named Tess intimidates

and screams at my wife when she is walking our small child and baby. They have written in public comment that I “occasionally” shoot high powered guns. (There has never been a gunshot fired on this property in the 12 years I’ve lived here. Ever. This is an example of the outright lies). They said I commit elder abuse because I respond to defend myself from a screaming aggressive old lady while walking w my family. That same lady sent my dog to the pound and told them I beat me dog. You seriously could not make up the lies. They think I set off fireworks when it is the property across the creek that has the large man made lake. It never is us and they continue to blame us.

These people loved me and my family before they found out I was a cannabis operator. The. They turned on us and ganged up against us. It’s hard to explain how this feels with a wife and small children. I won’t let them bully us. And I hope you all understand how this process has created monsters in these people. Cannabis operators have been extincted and it’s incredibly sad.

Please make things more ministerial and adhering to state law. Setback need to be minimized. Ag land should be protected from groups of lying and antagonistic opposition.

We thought the ordinance that passed planning 3-2 was very good. I prefer the original proposer ordinance by commissioner Andrew smith. It created more ministerial which will create the certainty needed for cannabis operators and it also will DEACTIVATE these monsters doing and saying anything they can no matter how untrue or manipulative to achieve their goals to harm cannabis operators.

It’s hard to be optimistic seeing the emergency ordinance proposal. It’s such a bad idea. Leave the system alone for now. Enough damage has already been done to the poor independent cannabis farmers. We were counting on chapter 26 and 38. And now we have to wait 3 years. And now they want to end ministerial path for multiple tenants. It’s so bad what is happening. I’m starting to feel like this is the county turning it’s back on cannabis before we have even had a chance. The spiteful liars are laughing and families like mine are considering if we can live like this anymore.

Thank you for your work. I understand how difficult this is. I will do my best to trust this process.

Sincerely,  
John Loe  
Loe Cannabis  
707-237-4751

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Warning: If you don’t know this email sender or the email is unexpected,  
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**From:** [Kathy41@modernaction.io](mailto:Kathy41@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 3:36:00 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Kathy Ruotolo

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**From:** [Leah03@modernaction.io](mailto:Leah03@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 5:36:20 PM

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Sincerely,  
Leah Levin

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**From:** [Martin11@modernaction.io](mailto:Martin11@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 2:30:02 PM

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Sincerely,  
Martin Rangel

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**From:** [Rhett11@modernaction.io](mailto:Rhett11@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 7:10:58 PM

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Sincerely,  
Rhett Johnston

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**From:** [Romario08@modernaction.io](mailto:Romario08@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 3:12:11 PM

---

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Sincerely,  
Romario Habib

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**From:** [Travis17@modernaction.io](mailto:Travis17@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 9:37:36 PM

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Dear County Staff,

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Sincerely,  
Travis Ardans

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Ashley93@modernaction.io](mailto:Ashley93@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Friday, September 10, 2021 11:09:55 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Ashley Lugo

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**From:** [Bethany93@modernaction.io](mailto:Bethany93@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Friday, September 10, 2021 9:52:24 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Bethany Toalson

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Conor67@modernaction.io](mailto:Conor67@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Friday, September 10, 2021 9:57:19 AM

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Dear County Staff,

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Sincerely,  
Conor Garvie

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**From:** [David11@modernaction.io](mailto:David11@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Friday, September 10, 2021 11:44:45 AM

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Sincerely,  
David Messer

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**From:** [mbenziger@aol.com](mailto:mbenziger@aol.com)  
**To:** [McCall Miller](#)  
**Subject:** Ck In  
**Date:** Friday, September 10, 2021 6:07:04 AM  
**Attachments:** [So Co Ag MECCA.docx](#)

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Hi McCall,  
Hope all is good. We wanted to share this letter with you, thanks mikebz

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## SONOMA COUNTY AN AGRICULTURAL MECCA

The bounty and beauty of Sonoma County is based on a combination of sun, fog, soil, location and local expertise. I doubt if there is a more diverse agricultural county or area in the USA and maybe the world than Sonoma County, from our fishing, pastures, orchards, vineyards, vegetable farms and now add cannabis to this incredible cornucopia.

The bases for this success can always be traced back to the small family farmer. Larger agricultural entities can be good but the character of the county is built on the small farmer and their ingenuity, creativity and tenaciousness.

Every generation or so an opportunity come up, and if spotted early enough and molded to fit the local character adds energy, excitement and prosperity to a place without destroying, but adding to what makes it great. 40-50 years ago it was grapes and what a run and still cruising. Cannabis is this opportunity today. We know there is good support for cannabis, over 60% of our citizens voted for it. It is important to recognize that cannabis is not a replacement for grapes, orchards or any of Sonoma's bounty, but is an addition to!

Cannabis is creating great interest with the public, not unlike grapes a generation ago. What is especially unique to Sonoma, less than 90 minutes from SF, is its ability to show it off in a rich and health agricultural setting. Humboldt is way out there and has a one dimensional agricultural heritage, Lake Co and the Central Coast are no competition for the fertility and diversity of Sonoma. We are so blessed!

The tasting room wine experience has carried this county for years and it is still the most important piece of Sonoma's agricultural heritage. That said it's getting a little dated. The Wine Industry is now going through its biggest changes ever. We have a new generation of millennials and Gen Z'er coming on the scene who want a new and fresh experience. They love discovery.

My take is that the next generation of customers will want to experience the real and authentic thing, not only the beautiful walnut counters of the tasting room, but to meet the farmer learn first hand what makes their stuff special, feel the sun, smell the soil and hear, see and feel how Sonoma has unlimited combinations of all of this in a way that is clean, healthy and very cool.

Our future customers are going to want to see what they are going to eat before they eat it, taste in the vineyard what they are going drink before they drink it and take a toke with the farmer in the garden before they smoke it. Where else but here, Sonoma. And importantly us little guys absolutely have to have this to be here tomorrow.

Mike and Mary Benziger

Glentucky Family Farm

**From:** [Ross57@modernaction.io](mailto:Ross57@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Friday, September 10, 2021 10:14:44 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Ross

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**From:** [Steffan71@modernaction.io](mailto:Steffan71@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Friday, September 10, 2021 11:10:55 AM

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Dear County Staff,

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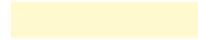
Sincerely,  
Steffan Lugo

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**From:** [Meelk54](#)  
**To:** [Cannabis](#)  
**Subject:** Cannabis Moratorium--- YES!!!  
**Date:** Saturday, September 11, 2021 8:32:14 AM

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As a 4 decade resident of Sonoma County, I strongly support any and all cannabis operations moratoriums---be it for cultivation, sales or use. In particular I am very concerned about allowing more cultivation during this time of extreme drought with water consumption restrictions in place throughout the county and state. We do not need more water use demand at this point in time. Also, our county is already impacted by many issues including lack of affordable housing, homelessness and continued wildfire threat. It is irresponsible to promote an industry that contributes to the problems we already have. PLEASE remember, local residents deserve to be heard and heeded about what is affecting the communities in the county.

Thank you.  
Eileen Kortas  
Santa Rosa resident

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**Warning:** If you don't know this email sender or the email is unexpected,  
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**From:** [Melissa39@modernaction.io](mailto:Melissa39@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Saturday, September 11, 2021 10:40:43 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Melissa Banner

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**From:** [Alex68@modernaction.io](mailto:Alex68@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 10:39:56 PM

---

Dear County Staff,

Hi,

As a long time cultivator in Sonoma county from the 215 era, and one who follows the laws and regulations and participated sincerely in SCGA and the county meetings about the ordinance, and participated in the penalty relief program, and has paid over \$100,000 in canopy taxes over the past 5 years, I'd say I'm qualified to speak as a stakeholder.

First off I'd like to thank and commend Sonoma county staff and cannabis community for developing this program. It was controversial, it was brave and bold, it was imperfect, but we did it! There is no way I or any of my bud brothers and sisters would have been able to afford to do it on our own, and the allowance for 4 operators to cohabitate a large suitable ag property gave us a shot to build our own regulated cannabis cultivation's in west county.

We put our heart and soul, our last dollars, into building this. The amount of work and stress is impossible to understand for anyone who hasn't done it. 80 hour weeks in the hot sun, barely making it. Building fences ourselves and doing all the work because we couldn't afford to hire. Teamwork and collaboration and a sincere love for this plant, work ethic and relentless drive and perseverance put us on the map as some of the best sun grown resin producers in the state.

When our neighbors complained about our fence, we invested thousands to paint it the color of their choice. We are loving caring compassionate PEOPLE, not some boogeyman or criminals. We care for the earth and our community and spend a lot of money with local businesses in the county... attorneys, consultants, restaurants, suppliers, soil companies, tank cleaners, irrigation stores, gas stations, electricians, and more. Cannabis cultivation is something to embrace not demonize. There are tons of homeless people in this county, and jobs that don't pay a living wage. Cannabis has allowed us to support our families. It took a LOT of trust for us to come out of privacy and risk our freedom and last dollars to trust the county to support us in this transition. Many of the things told to us publicly by county staff got changed over time to our expense and detriment.

Prices of cannabis are dropping fast due to large scale operations in more accommodating regions, and this is already threatening the viability of our businesses that the county will not allow to expand currently to remain competitive in the state market.

We come to you hat in hand to ask that you not burden the existing operators with actual 4 established small permits on a parcel that are actually operated by different people and not the two large cultivation companies exploiting this program. County staff knows well who is and isn't those orgs. We have been here since 2017 when it opened up.

If it's essential to force an LUP after telling us that we could operate under zoning permits, we

humbly ask that the county not burden the growers with the expense. The state has offered a \$100m fund to help with these issues, and we the community respectfully ask that the county secure some of this money and dedicate it to the established legacy operators to cover the cost of the consulting and permitting to receive whatever's necessary to remain in compliance. You asked us to put our trust in you and now we need you to show up for us and not let us die due to NIMBYism and politics. We just want to grow natural medicine and tend to our business, it's hard enough to work the 5 full time jobs it takes to do this already.

We cannot honestly act like cannabis is anywhere near as dangerous as alcohol, yet the country embraces the alcohol industry with open arms. A billion dollar beer company in Petaluma and Russian River brewing one of the best in the world. Tons of wineries. Why is that welcome and cannabis treated so harshly? It makes people peaceful and happy and brings relief to epileptics and cancer patients. It's being grown in agricultural districts not in the middle of residential neighborhoods. Let's remind these wealthy anti cannabis haters that they decided to live in an agricultural district in the cannabis Mecca of the world. If they don't want cannabis grown on ag land, perhaps they should live in a residential neighborhood. Or perhaps they should buy all the neighboring parcels if they want to control what happens on them. But if a neighbor wants to grow medicine and gets a permit and complies with the zillion rules and setbacks on THEIR LAND behind a fence, that's that persons right just like they would have the right to spread smelly manure as fertilizer to grow another crop or have a bunch of roosters clucking at dawn. It's agriculture, and it's craft agriculture not massive tilled mono crop big ag that's destroying the soil. Every cannabis grower I know in Sonoma county LOVES AND VALUES their soil because it is what feeds their plants and gives them the best terps and resin.

If these people truly care about solving problems in our community let's focus on the REAL problems... homelessness, addiction and alcoholism, lack of affordable housing, police brutality, domestic violence, drunk driving, mental health, child abuse, sex trafficking, gang violence, and troubled teenagers in need of support and mentorship, malnutrition and obesity.

Cannabis was here before regulation and will always be here. Since we have had licensed farms we have had very little violence and crime on them, they're registered with sheriff and take security seriously. There are still unlicensed grows all over the county growing better herb in garages than most these licensed farms. The local economy has benefitted from cannabis money more than most understand. Both licensed and unlicensed. The local economy needs all that and then some. We need career opportunities. We need viable ways to keep small farms alive to grow other crops in addition to cannabis. We need unity.

Thank you for your time and consideration.

Sincerely,  
Alex Bohn

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**From:** [Brandon49@modernaction.io](mailto:Brandon49@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 7:28:43 PM

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Dear County Staff,

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Sincerely,  
Brandon Downs

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**From:** [Caitlyn10@modernaction.io](mailto:Caitlyn10@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 8:50:04 PM

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Sincerely,  
Caitlyn Young

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**From:** [Cheyenne13@modernaction.io](mailto:Cheyenne13@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 9:57:22 PM

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Dear County Staff,

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Sincerely,  
Cheyenne Summers

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Dawn18@modernaction.io](mailto:Dawn18@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 4:42:12 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

This is especially clear in the last survey that the county released for community input. The questions are so biased against cannabis farmers that the affected farmers couldn't even participate in the survey. For example:

- What is the most appropriate method to mitigate offsite odor impacts: 1) Physical Barriers (growing indoor) or 2) Separation (large setbacks). How about #3) Normal agriculture has smell's and that is okay?
- Please rank the concerns: Safety, Transportation, Water, Odor. Isn't the point of an EIR, this extremely costly and time demanding study, to say yes - there is some impact. But, that's okay because the good outweighs the bad.
- In relation to setbacks, rank how they should be determined. Noise, odor, safety, visual impact. How about this option: The state has mandated setbacks that are appropriate.

The way this EIR is going, we might as well roll up the sidewalks and send the farmers back to the traditional market where they don't have to pay for taxes, protect the environment, pass pesticide testing, or care about what their nosey neighbors think. Because before these courageous, honest and hardworking farmers stepped out of the shadows, these neighbors didn't complain to any comparable degree, and there were a projected 5,000 to 8,000 of us county-wide. Those are the county's numbers, not some arbitrary made-up number we came up with. Now we can't even get 40 farmers through the pipeline, who 5yrs ago were promised a 6-9month pathway to state licensing?

This is a failed attempt to collect data, it is not a properly conducted questionnaire in any capacity. Surely not for any relevant or equitable data retrieval. With the way these questions are skewing the data, it should be retracted immediately.

Sincerely,  
Dawn Robbins

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Francisco26@modernaction.io](mailto:Francisco26@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 4:07:03 PM

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Dear County Staff,

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Sincerely,  
Francisco Velasquez

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**From:** [Francisco82@modernaction.io](mailto:Francisco82@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 4:05:56 PM

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Dear County Staff,

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Gunther30@modernaction.io](mailto:Gunther30@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 4:09:38 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Gunther Kirsch

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Jamie25@modernaction.io](mailto:Jamie25@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 5:50:45 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Jamie Feaster

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [John75@modernaction.io](mailto:John75@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 3:25:18 PM

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Dear County Staff,

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Sincerely,  
John Hess

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**From:** [john 777](#)  
**To:** [Cannabis](#)  
**Subject:** Cannabis ordinance  
**Date:** Sunday, September 12, 2021 1:54:51 AM

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EXTERNAL

Hello,

I have a ministerial permit and one other person had a ministerial permit on my property at 1700 barlow lane in Sebastopol.

The ministerial process gave the other owner and me a way to do a small outdoor cultivation where a cup would have been too expensive and uncertain.

I've heard some folks making up stories and negative things about my property and farm. It is extremely private, quiet, and professional. I live on site with my wife and two small children. The local neighbors are lying about me and have no problem making up stories about anything inflammatory to get someone to stop my farm.

I am interested to invite you to my farm. You can meet my wife and also you can meet Mark Severe who operates the other ministerial permit. Our property and farm speaks for itself along with the straight A grades we have gotten from local and state inspections.

Those people who are saying that there is not enough enforcement have no idea what they are talking about. I can tell you that from a very high level of personal understanding. There are many surprise inspections and they are traumatic for small children and it very rigorous. Why do these people want to torture cannabis farmers and see them treated like criminals?

The setbacks already are too far. 300 feet from houses is too much for most farmers to use their land. The opposition knows that and will just ask for more knowing this will cripple many farmers.

This is a stressful nightmare to cannabis operators. One moment the ordinance was moving fwd to help cannabis operators who were holding on. The next moment the ordinance is dismissed after years of work including the public.

And now the emergency ordinance to stop ministerial permits with multiple tenants? That was setup that was to help people like me and Mark. We are family operators and small independent hard working people. We are from this industry and are trying to stay alive through this challenging transition.

How could all the momentum turn twds the very vocal anti-cannabis crowd? The pro-cannabis people have been exhausted out of this process from the years of work and dead ends. Now we start from scratch and an emergency ordinance is proposed to give the opposition what they want. What about the pro cannabis side?

Families like mine have trusted the county to be fair and now the opposition is getting favoritism by an emergency ordinance.

Come see my farm. See how a multi tenant operation looks. Meet me and my loved ones. We are being run thru the mud and it's a terrible. It's not right what is happening to people like us. It is a travesty the life of a Sonoma cannabis operator. It feels like a torture chamber. This is our life. We don't bother anyone. Come see. You need to know how much these neighbors are lying.

Please be fair to cannabis operators who have invested their lives into their businesses. Nothing will ever satisfy the anti-cannabis crowd. The cannabis farmers need protections so we can live our lives without this torment.

We had neighbors harassing us with drones. we had trespassing neighbors. A angry woman named Tess intimidates

and screams at my wife when she is walking our small child and baby. They have written in public comment that I “occasionally” shoot high powered guns. (There has never been a gunshot fired on this property in the 12 years I’ve lived here. Ever. This is an example of the outright lies). They said I commit elder abuse because I respond to defend myself from a screaming aggressive old lady while walking w my family. That same lady sent my dog to the pound and told them I beat me dog. You seriously could not make up the lies. They think I set off fireworks when it is the property across the creek that has the large man made lake. It never is us and they continue to blame us.

These people loved me and my family before they found out I was a cannabis operator. The. They turned on us and ganged up against us. It’s hard to explain how this feels with a wife and small children. I won’t let them bully us. And I hope you all understand how this process has created monsters in these people. Cannabis operators have been extincted and it’s incredibly sad.

Please make things more ministerial and adhering to state law. Setback need to be minimized. Ag land should be protected from groups of lying and antagonistic opposition.

We thought the ordinance that passed planning 3-2 was very good. I prefer the original proposer ordinance by commissioner Andrew smith. It created more ministerial which will create the certainty needed for cannabis operators and it also will DEACTIVATE these monsters doing and saying anything they can no matter how untrue or manipulative to achieve their goals to harm cannabis operators.

It’s hard to be optimistic seeing the emergency ordinance proposal. It’s such a bad idea. Leave the system alone for now. Enough damage has already been done to the poor independent cannabis farmers. We were counting on chapter 26 and 38. And now we have to wait 3 years. And now they want to end ministerial path for multiple tenants. It’s so bad what is happening. I’m starting to feel like this is the county turning it’s back on cannabis before we have even had a chance. The spiteful liars are laughing and families like mine are considering if we can live like this anymore.

Thank you for your work. I understand how difficult this is. I will do my best to trust this process.

Sincerely,  
John Loe  
Loe Cannabis  
707-237-4751

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Warning: If you don’t know this email sender or the email is unexpected,  
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**From:** [Kathy41@modernaction.io](mailto:Kathy41@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 3:36:00 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Kathy Ruotolo

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**From:** [Leah03@modernaction.io](mailto:Leah03@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 5:36:20 PM

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Sincerely,  
Leah Levin

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**From:** [Martin11@modernaction.io](mailto:Martin11@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 2:30:02 PM

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Sincerely,  
Martin Rangel

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**From:** [Rhett11@modernaction.io](mailto:Rhett11@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 7:10:58 PM

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Sincerely,  
Rhett Johnston

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**From:** [Romario08@modernaction.io](mailto:Romario08@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 3:12:11 PM

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The way this EIR is going, we might as well roll up the sidewalks and send the farmers back to the traditional market where they don't have to pay for taxes, protect the environment, pass pesticide testing, or care about what their nosey neighbors think. Because before these courageous, honest and hardworking farmers stepped out of the shadows, these neighbors didn't complain to any comparable degree, and there were a projected 5,000 to 8,000 of us county-wide. Those are the county's numbers, not some arbitrary made-up number we came up with. Now we can't even get 40 farmers through the pipeline, who 5yrs ago were promised a 6-9month pathway to state licensing?

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Sincerely,  
Romario Habib

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Travis17@modernaction.io](mailto:Travis17@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Sunday, September 12, 2021 9:37:36 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Travis Ardans

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Adrian65@modernaction.io](mailto:Adrian65@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 13, 2021 4:57:36 AM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Adrian Moyado

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Andres96@modernaction.io](mailto:Andres96@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 13, 2021 7:53:40 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Andres Chavez

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Andrew94@modernaction.io](mailto:Andrew94@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 13, 2021 10:19:41 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Andrew Gratton

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Ben23@modernaction.io](mailto:Ben23@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 13, 2021 1:14:37 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Ben Pearce

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Forest46@modernaction.io](mailto:Forest46@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 13, 2021 11:06:10 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Forest Biegel

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Jacob38@modernaction.io](mailto:Jacob38@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 13, 2021 7:12:06 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Jacob Allbritton

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Miguel01@modernaction.io](mailto:Miguel01@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 13, 2021 7:17:50 PM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Miguel Velasco

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Ramiro85@modernaction.io](mailto:Ramiro85@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 13, 2021 8:02:21 AM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Ramiro Rodriguez

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**From:** [Ramone31@modernaction.io](mailto:Ramone31@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 13, 2021 12:41:49 AM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Ramone Sahib

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Spencer98@modernaction.io](mailto:Spencer98@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Monday, September 13, 2021 7:50:55 AM

---

Dear County Staff,

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Sincerely,  
Spencer Hochman

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Jordan83@modernaction.io](mailto:Jordan83@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 14, 2021 11:51:45 AM

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Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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Sincerely,  
Jordan West

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**From:** [Kaciah62@modernaction.io](mailto:Kaciah62@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 14, 2021 2:45:18 PM

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Dear County Staff,

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Sincerely,  
Kaciah Hopper

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**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Kaciah85@modernaction.io](mailto:Kaciah85@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 14, 2021 2:45:56 PM

---

Dear County Staff,

We understand that Sonoma County Staff is currently attempting to write the next round of regulations for the Cannabis Industry. Unfortunately, there is clearly anti-cannabis bias behind the wheel. While the Industry is working on harvesting their plants, raising their families, and protecting their farms from fire, a small but well-funded group, of largely older retired citizens, are spilling their reefer madness into the ears of the County Staff.

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**From:** [Kaciah33@modernaction.io](mailto:Kaciah33@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 14, 2021 2:46:37 PM

---

Dear County Staff,

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**From:** [Kaciah73@modernaction.io](mailto:Kaciah73@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 14, 2021 2:44:37 PM

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**From:** [Karl41@modernaction.io](mailto:Karl41@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 14, 2021 2:38:08 PM

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Sincerely,  
Karl Campbell

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**From:** [Keshun50@modernaction.io](mailto:Keshun50@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 14, 2021 5:55:23 AM

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Dear County Staff,

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Sincerely,  
Keshun Brown

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**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 14, 2021 5:55:23 AM

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**From:** [Lisa Mudd](#)  
**To:** [Alexandria Sullivan](#); [Planner](#)  
**Subject:** Thank You  
**Date:** Tuesday, September 14, 2021 9:24:47 AM

---

Good Morning,

I want to thank you for the hard work you have done on the proposed Guerneville Lodge.

We are so happy to see that the land will be put to good use. In it's current state, it is a blemish and a hazard, particularly with the homeless encampment there, knowing that their rubbish and waste are ending up in the river.

I look forward to seeing this lodge help build our local economy and bring life back to the area.

Warm regards,  
Lisa

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**From:** [Liz33@modernaction.io](mailto:Liz33@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 14, 2021 4:27:55 PM

---

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Sincerely,  
Liz Gehl

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**From:** Robert Molineaux <rjmolineaux@gmail.com>

**Sent:** Monday, August 23, 2021 10:59 AM

**To:** James Gore <James.Gore@sonoma-county.org>; Albert Eaddy <A.eaddy7@gmail.com>

**Subject:** Proposed Language Creating Dispensary "Transport-Only" Permit

---

## EXTERNAL

Dear Supervisor Gore,

This is Robert Molineaux, on numerous occasions in the past you've taken the time to speak to me on behalf of my client Redwood Herbal Alliance, the Dispensary in your District. Redwood is the small dispensary in Larkfield owned by Mr. Al Eaddy.

I've attached a super simple modification to the County Code which will make a huge difference for local dispensaries and **will not require an Environmental Impact Report in order to implement.**

Currently the county code allows cannabis cultivation sites to obtain a "Transport Only" permit to transport their own products to a Distributor. The attached draft provision creates a mirror image of the cultivator "Transport-Only" permit by adding a dispensary "Transport-Only" permit which accomplishes the exact same thing for dispensaries.

I would love to discuss this or present it to anyone who you think will be interested or helpful in implementing it on a county level.

Thank you for your time as always,

Robert J. Molineaux

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Table 1B: Allowed Cannabis Uses and Permit Requirements for Commercial Zones

LAND USE	MAXIMUM CULTIVATION AREA PER PARCEL	MINIMUM PARCEL SIZE	Commercial Office	Neighborhood Commercial	Retail Business and Services	General Commercial	Limited Commercial	Commercial Rural	A	R/V	Special Use Regulations
			CO	C1	C2	C3	LC	CR	AS	K	
<b>Cannabis Uses</b>											
<b>Personal Cultivation</b>	100 sq ft including up to 6 plants for Adult use, per residence	None	P	P	P	P	P	P			26-88-250, 252 and 256
	Per use permit		—	—	—	MUP	MUP	—	—	—	
<b>Dispensaries: Storefront and Delivery</b>	Per use permit		—	CUP	CUP	—	CUP	—	—	—	
<b>Distributor-Transport Only<sup>2</sup></b>	Per use permit		—	MUP	MUP	—	MUP	—	—	—	

TYPE OF PERMIT REQUIRED

**From:** [Sue29@modernaction.io](mailto:Sue29@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Tuesday, September 14, 2021 11:53:57 AM

---

Dear County Staff,

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Sincerely,  
Sue Moon

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**From:** [Suzanne H&P](#)  
**To:** [Alexandria Sullivan](#)  
**Subject:** Guernwood park development  
**Date:** Tuesday, September 14, 2021 1:22:50 PM

---

Dear Ms. Sullivan,

I am writing to express my opposition to the proposed 4 story 120 unit hotel in downtown Guerneville. I live across the river from the site, and local residents are already struggling with drought, wildfire evacuations on clogged roads, limited affordable housing, and covid strains on our community. I feel this hotel would be a burden on the limited resources of the community, without adding much in return. Thank you for your consideration.

Suzanne Hagins  
Horse & Plow  
the Gardener  
[horseandplow.com](http://horseandplow.com)  
707-322-4871

Sent from my iPhone

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**From:** [Chelsea96@modernaction.io](mailto:Chelsea96@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Wednesday, September 15, 2021 8:18:36 AM

---

Dear County Staff,

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Sincerely,  
Chelsea Kossower

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**From:** [Zane60@modernaction.io](mailto:Zane60@modernaction.io)  
**To:** [Cannabis](#)  
**Subject:** County Staff - Retract the current Cannabis Survey  
**Date:** Wednesday, September 15, 2021 5:20:08 PM

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Sincerely,  
Zane B

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