SONOMA VALLEY CITIZENS ADVISORY COMMISSION
Minutes of the Meeting
January 22, 2020

1. Call to Order 6:30
Pledge of Allegiance

Roll Call: Secretary Spaulding
Chair: Ryan Lely
Present: Martin, Pulvirenti, Freeman, Curley, Dickey, Vella, Kiser, Ding
County Ex Officio: Carr
City of Sonoma Ex-Officio: Cook
County Emeritus: Bramfitt
County Alternate: Mullen
Excused Absence: Silver, Ex-Officio Fogg

2. Approval of Minutes of the Meeting of May 22, 2019
Secretary Spaulding moved to approve Minutes. Commissioner Pulvirenti Seconded. Motion passed unanimously.

3. Public Comment: 2-3 minutes per person
(Limited to items not appearing on the agenda)
Fred Allebach, question about the agenda. Chair Lely clarified that was agenda for a different meeting.

Teri Shore, Hopkins St., Regional Director, North Bay Greenbelt Alliance (NBGA). Two items: #1. Renewal of voter-approved City of Sonoma's Urban Growth Boundary (UGB) expiring Dec. 2020 after 20 years. Monday, 6pm, Jan 27, at Vintage House, Sonoma City Council & Planning Commission joint meeting to discuss renewal w/ vote of people. Encouraged SVCAC to attend, as representatives of City & County. Also request SVCAC agendize renewal. #2. Public review for Specific Plan for Sonoma Developmental Center (SDC) w/ important outcome for community. Concerned about new Public Advisory Team starting to meet this week w/ people appointed, but meetings not noticed, no agenda, no minutes. She feels that undermines commitment to a robust public process. There will be other venues for public to speak for 1-2 minutes, and workshops, but documents will be made at this Advisory Team meeting; urged SVCAC to request these meetings be made open to public at beginning phase of process for observation, if not for public comment.
VIA EMAIL:
From: Teri Shore [mailto:tshore@greenbelt.org]
Sent: Tuesday, January 21, 2020 4:43 PM
To: Pat Gilardi <Pat.Gilardi@sonoma-county.org>
Subject: SVCAC Meeting - Public Comment for Jan. 22 - Sonoma UGB and SDC


GASonomaUGBComm entsSept.16.pdf


Sonoma UGB Flyer (3)RevFina7.1.19.pdf

Dear Sonoma Valley Citizens Advisory Council,
Greenbelt Alliance would like to make public comments at tomorrow's Jan. 22 meeting on two important items of interest that are not on the Agenda:
1. Renewal of the City of Sonoma's Urban Growth Boundary before it expires in December 2020.See fact sheet attached and a recent letter to the City Council.
2. Public Process at the Sonoma Developmental Center and the Public Advisory Team meetings.

Sonoma UGB

The voter-approved Urban Growth Boundary in the City of Sonoma is expiring in December 2020 after 20 years. The City Council of Sonoma and the Planning Commission will be discussing the renewal at a joint session next Monday, Jan. 27 at 6 pm at Vintage House.
SVCAC members may want to attend the meeting and learn more about the UGB and consider it for the next agenda of the SVCAC. Greenbelt Alliance could provide a short overview of the UGB and why it is important to the entire Sonoma Valley and SVCAC like we did with community separators in 2016.
The renewal of the UGB with a vote of the people is essential to protecting open space and farm lands and providing for climate-healthy growth within the UGB. There is room to grow within the UGB for at least another 20 years. If it expires without a voter of the people, then a simple majority of the City Council can approve subdivisions and expansion without support of the community.

SDC Public Advisory Team Meetings - Closed to Public

Permit Sonoma recently selected a group of community members to serve on the Public Advisory Team to help develop a Specific Plan for the Sonoma Developmental Center.
The community was promised a robust public process, but Permit Sonoma has decided to hold these meetings behind closed doors without any public noticing or allowing the public to observe.
While there will be other opportunities for the public to engage, it is critical for true transparency that interested members of the public are allowed to at least observe these meetings.
Greenbelt Alliance urges the SVCAC and its members to support open meetings of the SDC PAT and a robust public process by contacting Permit Sonoma.
Thank you, Teri Shore
Regional Director, North Bay Greenbelt Alliance
555 Fifth Street, Suite 300 A | Santa Rosa, CA 95401
1 (707) 575-3661 office | 1 (707) 934-7081 cell | tshore@greenbelt.org
greenbelt.org | Facebook | Twitter

4. File Number: UPC19-0006

Applicant Name: Sonoma's Finest 2.0, LLC c/o David Scott. Owner Name: Deborah Ann McKeace & Deborah Delorenzi Family Trust Site Address: 8910 Highway 12 Unit B, Kenwood, CA APN: 050-162-031

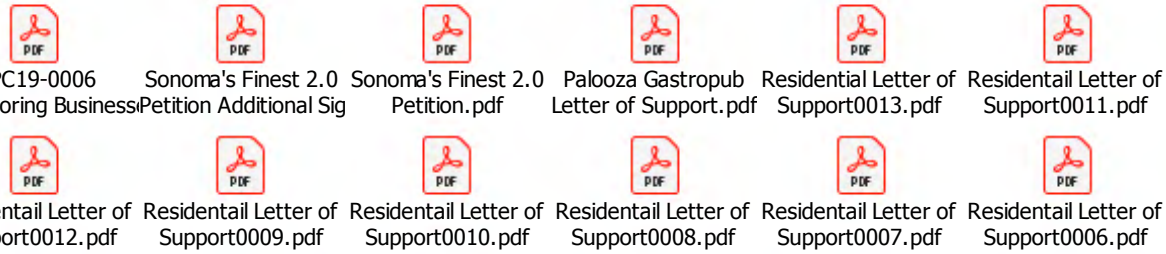
Project Description: Request for a Conditional Use Permit for a cannabis dispensary within an existing commercial retail space, and consideration of request for setback relief. The project proposal states that there will be approximately three employees present at any given time. The project would operate within the hours between 7:00 a.m. to 7:00 p.m. Monday to Saturday, including deliveries. The space is a total of 1,900 square feet of vacant area. 1,250 square feet will be dedicated to retail space, with the remainder square feet allocated for storage space, office and meeting rooms and bathrooms. There will be no cannabis smoked, ingested or otherwise consumed onsite.

David Scott, principal partner "Sonoma's Finest", Sonoma County native, Petaluma.
Power Point Presentation. Sections: Who We Are. Proposal. Background. Community Benefits. Setback Relief.

Herman G Hernandez, Sonoma County native, Guerneville, Public Affairs Strategy for 421 Group.
Power Point Presentation. Sections: Community Outreach, Community Support

David Scott continued **Power Point**. FAQs: Security - ID required; not cash only, credit possible. No consumption on site; dispensary interior concealed.
For questions/comments: Sonomasfinestflowers@gmail.com

VIA EMAIL: From: David Scott [mailto:sonomasfinestflowers@gmail.com]
Sent: Wednesday, January 15, 2020 3:52 PM
To: Pat Gilardi <Pat.Gilardi@sonoma-county.org>
Subject: Supplemental Documents for UPC19-0006
Dear Pat,
I would like to submit the following documents to our SVCAC file. We have been working hard and are pleased to have found quite a bit of support for our project in Kenwood. Attached are the following:
1) 13 letters of support from Kenwood Residents
2) 1 Letter of support from Palooza Gastropub and Brewery
3) 2 PDF files with a total of 57 signatures in support of our project
4) 1 Letter of support signed by 4 neighboring businesses.
We are looking forward to our hearing on Wednesday.
Thank you,
David Scott
Principal, Sonoma's Finest




Residentail Letter of Support0004.pdf


Residentail Letter of Support0002.pdf


Residentail Letter of Support0003.pdf


Residentail Letter of Support0005.pdf


Residentail Letter of Support0001.pdf

Chair Lely called for Commissioners' Questions

Vice Chair Freeman, thanked David for thorough presentation and for checking w/ neighbors - an important component for SVCAC. Question about the razor wire on Shaw Park. Where is it and was it there before? David, yes, part of Frontier Communications building and parking lot, not part of project. Commissioner Freeman, what if someone does light up in parking lot; who is responsible to monitor? David, that falls under his security guard venue, it's in their surroundings, important to keep their permit. Patrons not allowed to use product in parking lot. Commissioner Freeman, how often is permit renewed? David, as of Oct 2019, 5 years. Commissioner Freeman, what will wages be? David, philosophically never paid less than a living wage; in Sonoma County that's not minimum wage. Commissioner Freeman, what one item did neighbors most complain about and has he corrected it? David, traffic and parking in Kenwood Village Shopping Center, impact on Fire Dept. He spoke to Fire Chief, aware of project, neutral opinion, no impact on fire. One reason they added delivery, reduce driving and using parking lot. Post Office parking spaces designated only. Debatable if they resolved concerns but did make efforts and listened to concerns. Commissioner Freeman, lives in Temelec, aware of Santa Rosa deliveries which posed challenge for timely deliveries; likes this business being closer.

Secretary Spaulding, would David explain more about parking? Challenging now with one entrance for various businesses. Is there ability to persuade property owner to improve parking direction, would that be to everyone's advantage? David, what is she visioning? Secretary Spaulding: signage, designated parking spaces, arrows pointing which way to drive at entrance. David, good ideas, they are amenable to any and all to assist traffic flow. Land owner has been easy to work with so far and supportive of project, will discuss with him.

Commissioner Pulvirenti, David talked to Fire Dept., did he also talk to Sheriff Dept. re planning? David, no, hope to. Don't see this business as high crime risk based on studies on crime around dispensaries but is open to doing it, can report back. Commissioner Pulvirenti, they may have valuable input since more dispensaries are opening in county. Also, has he interacted with other dispensaries in Cotati, Sebastopol to learn of their issues? David, have not. Emphasis is on deterrents, robust security system, cameras, staff, preventing crime rather than reacting to potential crime, but open to discussion. Team has dispensary experience and has had similar discussions.

Commissioner Martin, what about criticisms from local citizens and residents re making turns into and out of driveway onto Hwy 12? There is a 45mph limit, but people often exceed it. Seems to him to be a serious problem. He has visited facility; next door neighbor winery not pleased with dispensary. Understands others are in support. David, have heard this concern. Not different than any other patron in that lot. If going towards Santa Rosa, he stops in middle

lane, and then merges. This won't be the Wal-Mart of dispensaries; it's a small upscale boutique. 100 patrons a day, not 100 vehicles a day. Acknowledges danger, but nothing new. Personal experience is to drive carefully and it's ok.

Commissioner Ding noted that there is "no consumption on site". How do they enforce? David, their security staff doing routine checks in parking lot and surrounding area, and security cameras on building and surrounding areas. Commissioner Ding, which is main entrance? David, lots of discussion on this from community feedback. Open to using either/or. Suggest utilizing a discreet entrance on courtyard side then exit away from courtyard to encourage privacy.

Commissioner Kiser, question re set-back relief. What is current? David, 100' property line of parking lot. Backyard of house buts up against parking lot, less than 100'. Property lines abut. Commissioner Kiser noted about "100 patrons". David, correct. Commissioner Kiser, what is service area, where will customers come from? David, mainly from Sonoma Valley. Commissioner Kiser, not Santa Rosa? David, Santa Rosa has 30 dispensaries slated to open next year. His goal to service Sonoma Valley.

Commissioner Dickey noted that Hernandez said they poled approx. 200 neighbors. 60 signed petition in support of proposal. During discussions door to door did they find a stigma with marijuana as commercial operation as opposed to personal use? Is community resistant to commercial operation rather than recreational or medicinal? Maybe they voted in support of the county marijuana initiatives too. Asked Hernandez to clarify these issues. Hernandez replied they walked to those homes, not everyone home. Spoke to 91 homes, 57 signed petition. He has been on Sonoma County Board of Education for six years; when cannabis was legalized it was a tough conversation for parents and upset neighbors in Santa Rosa. Commissioner Dickey, curious about the conflict that exists. Guessing majority in the room is in support of cannabis in general, but what about having a dispensary in a community or a storefront? Did people they talked to feel NIMBY? There are impacts. Hernandez, works in Latino community, his mother from Mexico. Cannabis stigmatized as risky, still not legal everywhere. These are valid concerns. He works w/ 421 Group to better understand cannabis industry, dispensaries, manufacturing, cultivators around schools, which is how he got interested. Shocked at all the regulatory and security requirements, unique to the business. Been legalized for 4 years, as a community they have to have more discussion and education. Commissioner Dickey, of 91 interviewed, what was reaction to those who didn't sign? Hernandez, 9 of 91 said they would not support project. Others undecided had no strong opinion for or against.
David added that what they heard from neighbors was that they didn't want any kind of new business that would thrive and produce more traffic problems; the majority didn't care if it was cannabis.

Ex-Officio Carr, has sat in on 5-6 dispensary county permits, plus 7-8 outdoor grow county permits, number of people who oppose legislation and philosophically against legalization, are strong advocates of denying permits for outdoor cultivation grows and to a lesser degree dispensaries. Dispensaries tend to be in commercial, industrial zones, mixed with other

commercial/industrial uses, less likely to have close-in neighbor issues. All dispensaries, indoor and outdoor grows in rural areas are controversial. The more successful businesses in this location raise big issues whether it's wine or other uses. He understands those 9 people. With respect to VJB, important to separate businesses with over-capacity, in commercial rural areas like Kenwood. If dispensary is successful, there will be problems. If not overwhelming, probably be fine. It is a philosophical and neighborhood issue. David added that he heard from residents about VJB; they ruined it for everyone else. They do not compare to VJB. Been listening to the community and amended application, will do what they say. Not going to put in a giant parking lot.

Commissioner Pulvirenti, one comment, referenced Councilman David Cook, while discussing the Kenwood dispensary with clientele coming from the Valley, but Sonoma city has a dispensary approved and under review too and this will disperse the customer base. David hopes that will alleviate some of the traffic concerns. Their emphasis will be as much delivery as possible.

Chair Lely, why this location? David, hard to find suitable locations in unincorporated county zones. Of 9 potential dispensaries approved in unincorporated county, only 4-5 up and operational. This spot a good fit with right market. Chair Lely, does David plan on having regular public meetings like before they open? David, talked about it, open to it. Are still in contact with interested neighbors. Chair Lely, this is both medical and recreational? David, yes. In their initial application county hadn't rewritten the ordinance to allow recreational, later amended to include it. Chair Lely, who supplies product; how far do they travel? David, he chooses local organic, start as close as they can to location, CBD products harder to get locally, hope this will improve. Chair Lely, in layout of space, is there an anteroom to interview visitors? David, yes. Room can be blacked out or partly, like a day spa, to be welcoming. Chair Lely, Commissioner Kiser's question about set-backs. How far within are set-backs? How short? David, their building is 880' from Shaw Park. Residential properties abut the parking lot.

Ex-Officio Carr, set back requirement is from building to nearest property. Maybe 50-60'. David, yes, the alleyway. Ex-Officio Carr, has David looked into the right-of-access going to north? Who owns that strip of dirt road? David, not sure. Would be important for ease of exit. Ex-Officio Carr, you need right-of-access and encroachment. David, will look into it.

Commissioner Curley, what are proposed hours of operation, and letters against project mostly cited specific parking concerns near Post Office. Overlapping and peak hours? David, application for hours 7am-7pm, probably not going to use total time, peak hours for dispensary typically later in day, after work 4pm-9pm, which is better for Post Office. Also Post Office offers residential delivery now to Kenwood neighborhood, traffic to PO may decrease.

Chair Lely, are delivery service hours set? Van schedule in regards to mitigating traffic? David, depends on routes, will be scheduling to avoid rush hour. Work with the community, e.g. before 10am, before and after lunch.

Chair Lely called for Public Comment – limit 3 minutes

Fred Allebach, 19550 Eighth St E., inquired if other legal businesses in County have come before SVCAC or just cannabis, since cannabis is now a legal business? Agreed w/ Commissioner Pulvirenti's comment that the more dispensaries there are the less business for each, which will eventually create attrition. Noted that most advertising for Sonoma County tourism uses image of a wine glass in their hand. Noted that drinking and driving is a serious problem, and alcoholism a serious problem. If wine or beer is being advertised, that's fine. Feels there is a double standard for cannabis being overly scrutinized, but everyone has a wine glass in their hand. Feels that everyone's for cannabis as long as it's not near them. This seems to apply to everything in Sonoma County - homeless, affordable housing, cannabis, wine tasting, etc. NIMBY, not in my backyard.

Susan Lyon, Kenwood, missed August neighborhood meeting. Stated that she will be directly affected by this project, lives directly behind it. Has questions & concerns about 100' setbacks, measured it, her fence 70' behind. Not concerned about cannabis as business in neighborhood or shopping center. Also concerned about tremendous amount of noise from commercial use in neighborhood. Begins about 5:45am when PO truck pulls up, plus Amazon deliveries, lots of noisy traffic. She uses CBD oils & earplugs to help sleep. Drives to Sebastopol for products, recommends "Solful" as a good business model, encouraged Mr. Scott to follow their example. Feels setbacks aren't adequate due to noise. Also has concerns about adequate security. Sebastopol model uses guards during business hours, but what about at night? Will they be more susceptible to robberies, break-ins, and need the Sheriff to patrol? Noise from that activity too. Realizes 24/7 standing guard would be too expensive, but extremely concerned.

Cris Cook, Kenwood. Feels tonight's disagreement is not about cannabis use, it's about appropriateness of site. Kenwood is a tiny village - 1,000 people, will not support dispensary. He was at August Town Hall Meeting, heard their marketing plan, which was to be the dispensary in between Napa and Sonoma. Now that Sonoma will have one also, there will be two dispensaries in this corridor. Feels they are picking this site on Hwy 12 due to busy traffic. It will be a congested popular business since they are marketing to whole Valley. Doesn't believe left hand turn lane is up to a safety or design standard; dangerous, particularly at rush hour. There are options, but difficult. Traffic backs up, it's a safety problem. Won't just be replacing the former small Orpheus winery/tasting room that just had a few people a day. Feels estimate of 100 people a day is lowballed. 100 a day will create community safety concerns. Residents must use PO daily, this facility is adjacent to PO entrance, will cause congestion and safety concerns. County has designated there can be nine dispensaries allowed in unincorporated county. There must be safer & better places than right on Hwy 12, w/ the inadequate left hand turn lane, and all the potential congestion.

Chad Wyatt, Kenwood, lives behind proposed facility. Attorney, two children attend local school, will be walking by cannabis dispensary daily. Other parents asked him to speak for them, none are in favor. Feels there is a credibility gap; was at August Town Hall meeting & by the end the comments were very critical. Feels there is a false impression/description of wall

that will provide exclusion, it just goes around a utility area. He walked by to get to PO, found the razor wire wall to be inadequate. Agrees this is a school town, the community is anchored by school. Doesn't feel that the Ordinance was passed w/ Kenwood in mind. The setback provisions are meant to prevent a dispensary. Shaw Park is nearby. Setbacks and barriers not enough. Parents concerned about crime; cannabis is still a federal crime, hard to get banking, people will be dealing in cash, there is concern for increased criminal behavior. His concern is for more normalization of cannabis products; has been scientifically proven to not be good for young children. Not all PO customers get home delivery; he and his children have to walk to PO and pass the dispensary every single day.

Jim Simmons & wife, Kenwood, against the application, feels it is not an appropriate use for this location. He went through applications, noted that the Kenwood Elementary School is only 650' from facility in a straight line. Shaw Park 450', razor wire not adequate. Applicant stated Park is used by non-juveniles; he was there recently and saw 3 moms and 5 preschoolers. Park is central part of town, well used. Other concerns: application states a total 15 parking spots, 2 for employees, but also states there will be 3 employees, plus a Supervisor. Will be delivery service, and Security, which leaves 8 parking spots, not enough for visitors of 100 people, at peak period of 4-7pm. Parking lot has 2 entrances – one of Hwy 12 & one on access, right in to Fire Dept. driveway, for emergency vehicles. Imagine 3pm on Friday as parents are picking up children, 4pm peak period for tasting rooms, plus other businesses. Not enough parking. Going to be gridlock. Fire trucks could be blocked. If it were a hamburger joint, only one between Santa Rosa to Napa. There are many wineries. Asked Commissioners to visit site and see how packed it is.

Kathy Pons, w/ Valley of the Moon Alliance. Sent in comments earlier via email. She is not against a successful business; community wants successful businesses. But need to be the kind that can be evaluated on # of visitors. If there will be 100 visitors, evaluate traffic and concerns on that figure and not allow more. If more successful, like 200 visitors, there would be more impact and problems. What can be done on a daily basis to monitor? Perhaps continued data collection on evaluating traffic, visitors and impacts. Feels delivery to community is great, but there will also be trucks delivering product to business. Where do they off load and park? Also, will there be 24 hour guards? Is that necessary or will alarm systems be enough? Curious whether the cameras will be tracking her visits to PO?

Denny Rosatti, working on project, asked if this was the time for him to make comments. Chair Lely, no, still in Public Comment. Recommended he wait. Denny, agreed.

Jay Jefferson, Kenwood, has a PO Box, no home delivery for his family. Acknowledged that any new viable business in that little shopping center will make it more difficult to park. Suggested that eventually will need to be another traffic light on Hwy 12 or at Fire Station. A couple years ago, he helped get signatures for an initiative in Sonoma, talked to many people, while not a user of cannabis, is now of opinion it can be a miracle drug. In city of Sonoma feels 65% strongly in favor of cannabis, 25% adamantly opposed, 10% no opinion; feels that is perhaps roughly the same feelings in Kenwood. Acknowledged Commissioner Dickey's observations about

community opinions. Sympathetic w/ nearby neighbors for noise concern. Once lived near an airport; neighbors near runway opposed, further away not an issue. Since it is now legal to sell cannabis in CA through licensed facilities, feels issue w/ children is moot, that concern for children is the responsibility of parents.

VIA EMAIL: **From:** Chris Koch [mailto:ckoch812@gmail.com]
Sent: Sunday, January 19, 2020 8:20 PM
To: Chelsea.Holup@sonomacounty.org; sgarner@migcom.com; Susan Gorin <Susan.Gorin@sonoma-county.org>
Cc: tvmsonoma@icloud.com; Susan Gorin <Susan.Gorin@sonoma-county.org>; Pat Gilardi <Pat.Gilardi@sonoma-county.org>; 'VOTMA Board' <exec@votma.org>; ckoch812@gmail.com
Subject: Cannabis Dispensary application in Kenwood
File #: UPC19-0006
RE: Comments on "Sonoma's Finest" Proposed Kenwood Village Cannabis Dispensary

CKoch Family Comments on Propos

Dear Ms. Holup and Garner,
My wife & I live in Kenwood and would like to express our objections to Sonoma's Finest proposal to open a cannabis dispensary at the Kenwood Village Marketplace in Kenwood.
Attached please find our written comments.
Chris and Lynn Koch, PO Box 182, Kenwood, CA 95452

VIA EMAIL: From: Kathy Pons [mailto:282kpons@gmail.com]
Sent: Sunday, January 19, 2020 11:54 AM
To: sgarner@migcom.com
Cc: Pat Gilardi <Pat.Gilardi@sonoma-county.org>; Susan Gorin <Susan.Gorin@sonoma-county.org>; VOTMA Board <exec@votma.org>; Milan Nevajda <Milan.Nevajda@sonoma-county.org>
Subject: UPE19-0006 - Sonoma's Finest 2.0 cannabis dispensary
Below please find comments from VOTMA regarding the above project.
Pat, would you please forward them to the commissioners on the SVCAC for their meeting on Jan 22. Thank you.
If there are any questions please let me know.
Kathy Pons
Valley of the Moon Alliance

UPE19-006 Sonomas Finest dispensary - fir

Re: UPE19-0006 – Sonoma's Finest 2.0 cannabis dispensary
From: JAMES FLETCHER [mailto:FLETCHERfamily07@comcast.net]
Sent: Friday, January 17, 2020 11:08 AM
To: sgarner@migcom.com
Cc: Susan Gorin <Susan.Gorin@sonoma-county.org>; Tennis Wick <Tennis.Wick@sonoma-county.org>; G-Carr@sbcglobal.net; Kenwoodpress@gmail.com; Blake Hillegas <Blake.Hillegas@sonoma-county.org>; Pat Gilardi <Pat.Gilardi@sonoma-county.org>;

info@votma.org; Jennifer.barrett@sonoma.org; bellach@sonic.net; mspauld@sonic.net; sonomafogg@aol.com
Subject: UPC19-0006, w/ [5] Photos, Cannabis, 8910 Highway 12 Unit B Kenwood, California 95452
Dear Sou Garner,
I am writing to you today out of concern for my hometown of Kenwood. I have read the application for the proposed Use Permit of Cannabis dispensary in the Kenwood Market Place Center.
First off I am against it, it does not fit into our small town environment. The Kenwood Market Place Center is on a busy highway, that does not need more confusion added to it. I understand the county would like more tax income from a project like this, but that does nothing for us here in Kenwood. We are at Max with the confusion of the nearby tasting rooms that receive customers in Busses, Vans, trolleys, limos, also gimmick buses like a school bus, Etc. See attached photo.
Security
We do not have daily supervision of the law. Yes the sheriff drives through along with the CHP to go to some unfortunate happenings somewhere in Sonoma or Santa Rosa. I understand they will have a security guard on-site, for checking IDs. I don't think that will help anybody in a robbery. Maybe it is to make sure people don't ingest their product, or to protect the cash that will be on hand.
1000 ft Set back requirement between Children and Cannabis-
1000 feet back-set law is property line to property line, not if the children can see the facility or not. It's that they can get to it, it's near their play areas or what they would seek out to get at the Kenwood Market. That 1000 foot set back is to give a huge distance between cannabis and impressionable children. Laws are meant to be followed not changed to meet your individual needs. We go by them and so should you. It is appalling to me that the county would think of granting waivers on the setback rule. I wonder what a judge would say about that. And to be correct it is about 300 ft from the Kenwood Marketplace property line to Shaw Park property line, as the crow flies. If you were to walk it it would be a tiny bit more. There is only two Avenues at 25 feet across and two houses back-to-back that keep the Kenwood marketplace from the Shaw park.
We also have children at the Kenwood school on Randolph Ave. and St Patrick's Church directly across Highway 12, which would be touching the property line of the Kenwood marketplace if there was not a highway there.
Both are within 1000 feet of the Kenwood Market Place Center.
Child magnet-
The Kenwood Market attracts children with its candy and ice cream, that is a problem. The market is steps away from the proposed Cannabis Dispensary.
100 ft. setback for residential-
The proposed cannabis dispensary is within 100 physical feet of the Kenwood Village, which is a residentially Zoned District. About 10 house property lines butt up against the Kenwood Market Place Center. Another law that should not be tampered with.
Half of those houses have children in them.
Parking

I don't have to count parking spaces to know that the Center is maxed out. I received my mail at the post office and have been known to double park because there was no parking space for me. Also the Market Place tenants have been known to add portable bathrooms to accommodate people on some busy weekends which take up parking spaces. I really don't like this. See attached photo.
More on Parking:
I understand you are thinking of using 2 additional exits from the Kenwood Market Place.
1. Randolph Ave. Doesn't need more traffic ! The Fire Department and Kenwood School keep it very busy.
2. Boxermen dental office driveway is probably the most dangerous out of all the Kenwood side roads.
Please don't use these side roads!
Closing:
You might think my comments harsh, Kenwood has been under a barrage of tourist seeking businesses for years. With that in mind we have seen our town change drastically. Tasting rooms have changed the feel of our small town. They have popped up in every open available space and drawn a lot of unwanted traffic chaos. For example we have been trying to get vjb tasting room under control for 15 years, yes I said 15 years. With no end result. So I am very aware how the county can change the rules and look the other way if it's to their Financial benefit.
To the current project manager:
A word to the wise, don't follow VJB model of how a project should be run. Don't set yourself up for a 15-year upset in the neighborhood. Do this right the first time and don't bend the rules.
Thank you for the opportunity to comment. Please put this comment in the public file, and let me know you received it.
Cathy Fletcher
Kenwood resident

Public comment closed
Chair Lely asked advice of Ex-Officio Carr whether Denny is allowed to speak. Ex-Officio Carr, ok to leave opportunity for applicant to make rebuttal, if Denny is doing that, it's allowed. Chair Lely, agreed.

Denny Rosatti, public outreach and consultant, not an attorney. Not a rebuttal, mentioned that he has been working w/ David on project several months, known him for several years as volunteers in cannabis industry association. David was an early adopter of regulation, Denny is supportive of him. Looked at Sonoma Valley traffic studies done recently by county, extensive information included, especially northern portion of Valley. They are willing to use traffic study to help project. Want to be conscious and sensitive of local concerns. Delivery service option added to application as a way to alleviate traffic concerns. Greenhouse gas impacts could be reduced; now folks are driving further.

Craig Litwin, CEO of 421 Group, former Sebastopol Mayor, coauthored dispensary Ordinance in 2005, worked w/ Denny on many campaigns. David asked for his help on community outreach.

Craig worked in state full time in industry since 2000. Has personally negotiated leases with landlords for dispensary locations, since 2008. Difficult to find and attain locations. Waivers have been issued, not new or unprecedented. Asking for a fair shake in hearing. Has an activist standpoint on this issue. Was willing to help because of David's sincere willingness to meet/engage/talk w/ neighbors, personally, which makes for a good business. He recommends approval of permit and granting of 2 waivers.

Chair Lely called for Commissioners Comments and Motion

Commissioner Pulvirenti, question about cannabis dispensaries that are now approved for medical and recreational use and require an ID to prove minimum age of 21. What happens if a tourist from out of town goes to a cannabis dispensary? Can he/she go in and buy w/ age ID even though he/she's from a state where it is illegal? Chair Lely sees many applicant/audience heads shaking YES in response. And also a 'yes' from Secretary Spaulding.

Commissioner Vella commented that she navigates crowded Sonoma PO daily which feels like a war zone. Feels additional 4 cars an hour at expected 100 customers a day, during 12 hour period, at new dispensary in Kenwood will be ok.

Commissioner Freeman, regarding one dispensary between Napa and Santa Rosa. Reminded everyone they approved a location in the Valley in 2019. Asked for clarification on size of delivery "trucks"? Imagines they will be like an Uber car, not a huge truck. Applicant, yes, small cars. Secretary Spaulding suggested electric cars.

Secretary Spaulding ready to make a Motion, allowing for more discussion after as needed. Recommended approval of application and waivers for setbacks, with conditions: Applicant must make every effort to improve parking situation, through better signage and parking space applications. The Applicant must continue to hold community meetings of some frequency to monitor community responses. Amended Motion: officially, there will not be any monitoring or review of this operation for five years?
Ex-Officio Carr replied, not necessarily, most dispensaries and grows that have had some similar neighborhood issues had earlier review. They may not necessarily get 5 year permit. Or could be a periodic review. Kathy Pons mentioned idea of calculating number of people. There are requirements for such data for owner to provide.
Secretary Spaulding – continued with Motion, amended to include conditions: continue to hold community meetings, providing data on customer usage, work closely w/ county whether Applicant gets a 5 year permit or less, to ensure monitoring process is in place. Also recommend for approval that Applicant engage in improved control over access and egress, e.g. opening another driveway. Commissioner Pulvirenti Seconded.
Chair Lely called for additional Commissioner Comments.
Commissioner Curley asked for clarification of Secretary Spaulding's term "customer data" - does that mean cars?
Secretary Spaulding, not necessarily, the request from community member was for data, broadly intended to cover cars, people, and congestion. Dispensaries are still new; because

project is a new kind, good idea to be prudent and approve w/ caution, & proceed w/ as much data as can be acquired. Unfortunately, the community of Kenwood sits on a State Hwy. Traffic and usage will increase; if there is a legal usage such as this project, there is a need to embrace, accommodate and monitor it. Keep a close eye on it.
Chair Lely agreed w/ Secretary Spaulding, and complemented Applicant for their diligent neighbor outreach, not always done w/ other projects. Noted that the industry is extremely regulated, far more so than tasting rooms. The Use Permits are conditional, can be revoked. Likes the project.

Roll Call Vote:
Commissioner Freeman, yes
Commissioner Curley, yes
Commissioner Kiser, yes
Chair Lely, yes
Commissioner Martin, no
Secretary Spaulding, yes
Commissioner Dickey, no
Commissioner Pulvirenti, yes
Commissioner Ding, yes
Commissioner Vella, yes
Commissioner Mullen, yes
Yes, 9; No 2
Chair Lely announced approval with Conditions for File Number: UPC19-0006

Chair Lely called for a break, return at 8:10
Chair Lely called meeting back to order. Announced File Numbers 5, 6 & 7 will be combined.

5. File Number: PLP17-0040
Applicant Name: CSCF, LLC: Ryan Hayes Owner Name: Gordenker Turkey Farms, Inc.
Site Address: 585 and 531 Trinity Road, Glen Ellen APN: 053-110-076
Project Description: Request for a planning project for a zone change to remove the Mineral Resource (MR) Combining district and a Use Permit for one acre (43,560 square feet) of outdoor cannabis cultivation. The project site includes the former Trinity Quarry and will go through reclamation as part of this project. The parcel is 25.16 acres and is zoned LIA B6 100, LG/MTN RC50.50

6. File Number: UPC19-0002
Applicant Name: GDCF, LLC: Joseph E. Pearson CSCF, LLC: Timothy Crites Owner Name: Gordenker Turkey Farm, Inc. Site Address: 101 Trinity Road, Glen Ellen APN: 053-110-001 and 053-130-009
Project Description: Request for a planning project for a Use Permit for 28,560 square feet of outdoor cannabis cultivation, 5,000 square feet of indoor wholesale cannabis nursery, 10,000 square feet of mixed-light greenhouse, totaling one acre (43,560 square feet) of cannabis canopy area and 9,640 square feet of propagation and vegetative production area and 5,000 square feet of processing space, under CSCF, LLC. This application also includes a separate

20,000 square feet of centralized cannabis processing within a barn, under GDCF, LLC. The parcel area is approximately 20 acres and is zoned LIA B6 100, LG/MTN RC50/25 SR.

7. File Number: UPC17-0048
Applicant Name: Terra Luna Farms, LLC, Owner Name: Lands of Gordenker Turkey Farms-Demeter Site Address: 12201 Highway 12, Glen Ellen, APN: 053-130-009 and 053-100-015 Project Description: Request for a Use Permit for 43,560 square foot outdoor cannabis cultivation project on a 26.15-acre property zoned land Intensive Agriculture (LIA). The application includes an area up to 10,000 square feet for propagation and vegetative space fenced separately from the cultivation canopy.

Erich Pearson introduced Jim Crites, Justin Morgan, Sean Kelley, co-applicants. Project originally submitted 3 years ago, some things changed due to fire. Introduced Paula Blades, consultant. Used 3 consultants for 3 different environmental reports, since properties are contiguous. Stated he didn't have much to report on public support, mentioned that in 2017 they held a meeting at Trinity Oaks across street, with 30 neighbors, 15/20 in support. Julie Atwood, Alioto's, K22 Ranch, many other neighbors supportive.
Power Point Presentation. Project Overview.
Ryan Hayes was listed on Terra Luna Farms, Erich is now applicant. We called it Quarry Farms for a zoning amendment to remove MR overlay. CSCF & WWCMC aka Turkey Parcel. 3 parcels, 3 applicants, 3 Use Permits, 3 environmental reports, EIRs reference each other, analyzed collectively, combined due to shared water systems, contiguous property lines. The ranch is 450 acres. Six Commissioners have come out to site, still welcome to visit. Map of all 3 projects together in packet.

1. Terra Luna Farms, one acre of cannabis on 160 acre parcel
2. Quarry Farm - 1 acre of cannabis on 25 acre parcel
3. Turkey Parcel - 20,000 sq. ft. processing facility. 70,000 sq. ft. glass greenhouse. Expensive glass Dutch style structures, looks to street like a solid brown wall. Most infrastructure and impact.

Topics: WATER/SECURITY/TRAFFIC/ODOR
Power Point Presentation Slides with details
Water: Cannabis uses twice as much water as grapes per acre. Collectively 3 acres of cannabis. Approved for water 8.1 acre feet of groundwater, equivalent to 6 acres of grapes. Greenhouse will collect water in winter to offset water usage. Water use for cannabis in Sonoma County is metered. Easement granted to meters to county for readings, report quarterly. Also granted easement to county to well. If applicants go over permitted amounts up to 20% they must be reviewed again by Planning Commission.
Came into project 2016, submitted applications 2017, invested in restoration of property, built a 9.6 acre feet pond.
Traffic: project commercial and agricultural. Advantage is not entering off Sonoma Highway, off Hwy 12 entrance on Trinity Road.
Security plan: Fencing, laser beams to alarm system, security guards on site, cameras, burglar systems on buildings.

Odor plan: Set-backs 300' from occupied homes. Can add odor neutralizing agent to greenhouse, which runs all year round. Processing Barn designed high tech. Can process for other farmers.

Chair Lely called for Commissioner Comments and Questions

Commissioner Mullen, is there a gate for Terra Luna? Erich, yes, all properties accessed from Trinity Road and there's a gate. Commissioner Mullen, what about the 20 parking spots? Erich, they have to cross Weise Road. Commissioner Mullen, is there a water supply? Erich, one well, w/ test well next to monitor. It's a new well, 125,000 gallon water tank. 65,000 reserved for fire sprinkler system, required for barn and greenhouses. There's a central water system for all uses. Commissioner Mullen, question on P. 9 under 'Odor', is picture of greenhouses as is? Erich, yes, side walls 16' w/ peaks another 6' so 23' approx. Picture is just similar.

Secretary Spaulding expressed confusion with name changes from original application. What happened to GGCF? Do they still exist? Erich, yes, corporate entity does exist. Secretary Spaulding, can't tell who owns what and who's responsible for what. Concerned about shared resources – water, power. Erich, the two outdoor facilities have own power. Secretary Spaulding, on county level, if there's a problem, especially with the wells, who's responsible? Erich, there are required easements for water to cross property lines. Secretary Spaulding, who owns the well? Erich, Gordenker owns the well. Secretary Spaulding, so if there's a problem w/ well it goes first to Gordenker's. Erich, no, it would go to applicant. It's in the lease. Complicated, as tenant improvements being made by family as a result of the fire proceeds but also applicant improvements they cover. Secretary Spaulding wished for better clarity from presentation of who owns what and doing what with it. So there are 3 grow areas, and one central processing. Erich, yes, for their processing plus anyone from public.

Commissioner Martin, is applicant using the hydrogeology report from PJC for this discussion? Erich, yes. Commissioner Martin, report says there are 5 wells on site currently, & will drill another one 400' deep. Is that still in plans? Erich, that 400' well has been drilled. Commissioner Martin, regarding the term "cultivated impact area of 800 acres". Stretches beyond your 3 parcels. Is this wherever you draw water from. So drawing water from neighbors. Is that correct? Erich, no, his understanding of hydrology report is they cannot have an impact on neighbor wells, hydrogeologist Pennington demonstrated in report. Commissioner Martin, this is important, so what is 800 acres figure for? Erich, can't answer, doesn't have details.
Chair Lely referenced Ex-Officio Carr – hydrogeology reports findings proposed operation will not have cumulative impact on wells in surrounding area. Pennington chooses an area within cumulative impact area. Carr hasn't read report, but that is probably what 800 area is. There are other wells and other properties. Challenge is to show water use from this project will not affect wells in other areas. Commissioner Martin, so using the 800 acres there is a commentary in the report that well casings vary "between 40-330' in length". . . "therefore the average thickness of the saturated aquifer is conservatively assumed to be approximately 135'." How is data calculated? Doesn't make any sense if you're making assumptions to come up w/ a

number because in the next paragraph you multiply the 800 acres times that number to come up w/ a number of acre feet per year.
Andrew/project consultant, number Commissioner Martin is referring to is for the entire depth of aquifer, which extends over an 800 acre expanse, so is not specific to this project. Saying that they are tapping into a very large aquifer that is underlying the entire Sonoma volcanics.
Ex-Officio Carr, yes. If 800 acres is lateral estimate, 135' is vertical. Commissioner Martin, doesn't explain how they calculated the 135'. Ex-Officio Carr, that would involve a lengthy discussion. Commissioner Martin, they say they "conservatively assume."
Emeritus Bramfitt, so there are wells that are drawing at different depths. Therefore they are showing a difference of 130'. Commissioner Martin, but they didn't state they measured it, they stated it's an assumption of 135'. Another question: the groundwater demand of one acre of outdoor cultivation on two parcels will use one acre foot a year according to report. Parcel 2 will use one and a half acre per year. Ex-Officio Carr mentioned Mr. Pennington the hydrogeologist, w/ PRMD, who has different numbers, says indoor grow is 4 acre feet per year & outdoor grow is 2 acre feet per year. That is a significant difference in amount of water used, about 814,000 gallons for 2 ½ acre feet. Where do these numbers come from?
Andrew, draft Martin is looking at is the original hydrology report, Mr. Pennington commented on it, using conservative numbers, so report revised to 2.2 acre feet for outdoor parcel, and revised to 3.7 for central Turkey Greenhouse parcel. This accounted/accommodated for his increased numbers. Hydro report was revised plus there was an additional supplement before Pennington signed off. As well, on Site 6 hydrogeologist analyzed current conditions and analyzed potential total build out use of other potential cannabis uses in area. Other potential vineyard demands in area. As well as existing and potential groundwater uses in area.
Commissioner Martin, has Mr. Pennington reviewed your numbers and approved them?
Andrew, yes, Pennington has reviewed numbers and Okayed them for all 3 parcels. It took three rounds.

Commissioner Freeman, regarding water monitoring, who inspects from the county?
Ex-Officio Carr, not sure, Mr. Pennington is staff hydrogeologist. He does it or he can require applicant to do it. Commissioner Freeman, understands county has started monitoring wells. How does county handle? Ex-Officio Carr, pretty much self-regulated, but there are water agency monitors, the staff monitors some. There is a ramp-up happening due to groundwater sustainability agencies established in response to state law on groundwater management. Pennington and county staff are ramping up monitoring, taking a more conservative approach to analyzing projects. That's where Mr. Pennington's numbers come from. So far every cannabis applicant has proposed less than what Pennington requires that they analyze. No groundwater sustainability plan ready yet. Actual formal adoption of a plan is still a couple years away. Will be more strict water monitoring requirements so county can prove to the state that groundwater is being sustainably managed. Commissioner Freeman, a question about applicant's Security plan, relating to the lasers. Will they go off if a raccoon crosses the beam?
Erich, yes. They are inside fence line, about 4' inside. Commissioner Freeman, so there's the potential for them to go off on a regular basis, not due to criminal intrusion. Is there an internal mechanism to respond to that before it goes to the county? Erich, yes, goes to their Alarm Company, they notify head of security, then down the list. Resources not responding to false

alarms.
Chair Lely, how close is head of security to location itself? Erich, in Santa Rosa now, ideally would have housing. Four houses burned down.
Chair Lely, question to Ex-Officio Carr. With standards set for groundwater, once policy is adopted will previous people be grandfathered in to previous uses to come into compliance? Ex-Officio Carr, yes, assumes people would be grandfathered in. Unless permit terminates and there's a review, would be brought into compliance in future. Many Applicants have their well. Erich added - these are not entitlements and do not run with the land, they are permits, so build at your own risk, your greenhouse and processing center. Have to return in 5 years for permission, hope to change that legislation.
Commissioner Freeman, on topic of permits, will commission see Applicant in a year or two for other projects. Erich, right now this is all they can do under current legislation.

Commissioner Ding, regarding water issue. Packet states 50% annual recharge. How do they calculate this? Andrew, based on Mr. White's aquifer & surface area study, infiltration rates, very detailed analysis, is a fairly conservative number. Commissioner Ding, is this number required or voluntary to have 50% recharge? Can the % increase? Erich, usage number limited by use permit, if you go over you are back explaining why. It is checked in monthly data submitted to county. Over usage will show up and meter dinging. Commissioner Ding, existing facilities to reach goal. Andrew, yes, one existing tank on site. Additional tanks proposed at each of outdoor facilities for fire back up.

Commissioner Martin, how far away is Calabasas Creek from Applicant's property? Erich, 700-800'. Commissioner Martin, and creek runs year round? Erich, yes. Commissioner Martin, Ecology Center mentioned website *bayarealands.org/explorer*, where properties can be seen and pinpointed. Applicant's property comes up as "marginal groundwater area" which seems to be onerous. Website also makes a comment that it is "essential to conservation goals." With the Calabasas Creek so close, if there are offal materials from growth process that get into watershed and creek, can it damage the water? Reminded of how it was when steelhead trout and Coho salmon used to be in the creek. Applicant has an important responsibility to maintain property and not damage nearby watershed. Erich, agrees, they farm biodynamical. Certified by Demeter Company that certifies for biodynamic farming. No chemicals. Only organic sourced materials and products. Biodynamic is basically organic but also contemplates organic process. If you buy your products from long distance it creates a large carbon footprint. Agrees w/ concern about run off. They have meters and gauges that tell them how much to water plants. Concerned about run off two fold - have limited water. Commissioner Martin researched the wildlife corridor across valley to find out where it is. Found out it's culverts under the highways, and elimination of barriers to movement. Project has 8' fences w/ motion lights, at all corners and also over all of cultivation. Would be a barrier for normal migration of wildlife. Erich, the outdoor cannabis farms are surrounded by square fence. The space, not the 450 acre parcel. Cattle fencing around the rest, smaller. Their fencing is 5' deer and rabbit fencing w/ two wires on top that make it a total of 7'. Not barbed wire, to protect deer. They are not zigzagging the property, just putting squares. Acre of cannabis takes 2.2/2.3 acres of fenced in area, a 200 sq. ft. box surrounds grow. Commissioner Martin, from reading report he thought 8' fence was

around whole property. Erich, no. Working on a deer and rabbit fence, in half a mile. Fencing along Trinity Road to be put in to prevent campers from coming in. They are building a lake, like their mountain lions.
Ex-Officio Carr, is there a Hwy 12 wildlife crossing near there? Erich, there's a culvert on Calabasas and also Turkey Parcel, and between green houses and Sonoma Hwy there's another culvert. There's a tributary, Maginkey Creek on property has a culvert under Sonoma Hwy.

Commissioner Dickey asked about combining of 3 projects into one for the presentation, the issue that Secretary Spaulding had also brought up. Multitude of representatives in application. Does Erich represent them all? Erich, no. Commissioner Dickey, who represents them? Erich, will go back to how it all started, one way 3 years ago, then lost entire farm to fires. Rules have changed since then, county transfer of ownership, etc. Commissioner Dickey, ownership of property? Erich, yes. So the first property, 160 acre parcel, one acre outdoor Terra Luna Farm, is corporate name, applicant is Erich. The second one acre cannabis on 25 acre Quarry property is Justin Morgan, who is not present. And Tim Crites is applicant on cultivation located on Turkey Parcel. Erich and Sean Kelley on processing barn itself. Commissioner Dickey, basically there are 2 grow areas and a cultivation area. Erich, yes. Two outdoor farms on 2 separate parcels, and industrial portion the greenhouse and processing center. Commissioner Dickey, which project is responsible for restoration of quarry? Erich, that is Quarry Farm. PLP17-0040. Commissioner Dickey, so liabilities differ for each partnership and LLCs. Assumes that restoring quarry more expensive than planting one acre, and industrial also very expensive. Erich, yes, quarry reclamation is done, signed off by Robert Pennington. 95% done. Reclamations aren't done until you monitor invasive species and replanting of native vegetation and monitored for 5 years after work is done. Updated reclamation plan has to go Pennington and also to state, for approval. That's been approved, works been done. Commissioner Dickey, approved before given use permit? Erich, yes, reclamation has to be approved by county and mostly done before zoning MR (Mineral Resource) overlay can be removed. County code doesn't allow cannabis cultivation over an MR overlay. Part of Hearing before BoS will ask to approve use permit and also for zoning amendment to zoning that particular parcel to remove MR overlay at same time. Commissioner Dickey, and reclamation was the give back? Erich, it's required to be reclaimed before MR is removed. Commissioner Dickey, other requirements for additional one acre cultivation site? For restoration of any sort? Erich, not related to cannabis. Restoration related to quarry? Commissioner Dickey, there are two cultivation sites held by different partners, did it have any requirements? Erich, no, it's a separate parcel. Commissioner Dickey, curious about family, are there multiple entities? Erich, no, under Gordenker Turkey Farms, Inc. Commissioner Dickey, family members? Erich, no, Gordenker family. Commissioner Dickey, are they all supportive? Erich, yes, Lenore is 95. Husband died in 2004. 3 daughters. Explained family members. Commissioner Dickey, currently mostly cattle? Vineyards? Erich, yes, 6 acres of Moon Mountain Cab on large parcel, family makes own wine. Commissioner Dickey, water use for vineyard? Erich, it's on a different well. 4-5 other wells on property. Commissioner Dickey, was that part of water study? Erich, yes, had to do well studies.

Ex-Officio Carr, as project goes forward each separate parcel can be acted on individually, if county wants to do that. Erich, yes. Ex-Officio Carr, county could say – we like # one but not #

two. County hasn't seen organized processing cultivation area. Erich, in front of Carr last summer for processing on Ag land. Rules before last summer said cannabis had to be shipped to Airport Blvd for processing. Technically they would not have been able to use one barn for all three parcels unless they had a processing license, which is a state designation. He has organized allot of community and other businesses, processing is bottleneck for regulations. Sprinklers, ADA parking, etc. Contrary to popular belief, this industry is not flush w/ money, almost bankrupt. State's programs are in disarray. Anything to help normalize the industry, create efficiencies like other industries have will benefit others. Providing a barn like theirs with high technology for processing, drying, storing cannabis will benefit other farmers in area. Save on expense to dry an acre of cannabis.

Secretary Spaulding, so this processing facility is a proto-type? Erich, yes, it's the first one. Secretary Spaulding to Ex-Officio Carr - are there questions Commissioners should be asking about new facility? Ex-Officio Carr, no, the issue that gave rise to original legislation on restricted processing came from community members with respect to wineries. Seeing allot of large processing buildings & structures on Ag land. When cannabis first came in, fear of more large buildings on Ag land would detract from rural lifestyle. In second round, several applicants objected. Why have 3 separate processing buildings on 3 adjoining parcels? That doesn't make sense either. Agreed to try 9, since there were 9 projects, put a limit on joint processing facilities and see how it goes. This is the first. Perhaps ask if processing facility is overly large? Does it dominate Ag property, too much? Secretary Spaulding, can you make it look like a pretty barn? Erich, required to plant on outside, but it is brown. Can't build any structures for cannabis unless you offset permeable soil, this property was unique w/ 100,000 sq. ft. of old concrete slabs. Then the fire came through and FEMA took away the slabs, but they documented all the permeable surface, and have to offset. Are not using any more soil. Also the processing has to be only for locally sourced product. Not defined but will look similar to grapes. Probably Sonoma County sourced. And the size of barn - to dry an acre of cannabis, need 5,000 sq. ft. of barn, different strains of cannabis harvest will vary. Takes allot of space to dry cannabis.

Commissioner Dickey asked for discussion of processing impacts. What about noise, light, traffic at night? Erich, will cover greenhouse & processing: no noise, chiller on outside of building that hums but not loud, no large fans, don't move air in and out of facility, it's dehumified plus add nitrogen to process. For lighting, no exterior lighting except for security. Cannabis requires lighting be down lit. In greenhouse, supplemental lighting, all renewable energy. LED lighting, when lighting goes on, blackout shades in greenhouse close. No light pollution between sunset and sunrise.

Commissioner Freeman inquired of Ex-Officio Carr – he drives around county frequently and doesn't see allot of marijuana growing. Is there allot of land being used for outdoor grows now? Ex-Officio Carr, yes, but can't reveal locations. Commissioner Freeman, applicant mentioned that it's a new thing from processing perspective. Curious what is legally being grown? Ex-Officio Carr, adding to Erich's comments, there is quite a bit of processing going on in industrial zones. County unincorporated area and cities. Several in South Santa Rosa area, by the airport,

and others that are coming through. Doesn't think there will be a lot of cannabis processing on Ag land. At one point a couple years ago, told there were hundreds of cannabis grow applications. Don't seem to be that many now. Erich's comment that it's due to changing economics. Hasn't been a rush to county for more processing. W. Petaluma had processing on site. Probably 7-8 outdoor grows come through the county, half of them appealed. Also just grows ranging in size. Not as many acres as at one time. There is an uncertain shifting projection by dept. how many grows are coming through application process. Allot are dropping out due to economics. Erich, added, come April hemp will be legal in Sonoma County, as a product there are no restrictions on water usage, setback from sensitive uses, property lines, acreage, or amount to plant. And it smells, looks like cannabis. Something to consider.

Commissioner Mullen, it was said earlier that this is a prototype. Did he mean anywhere in the world or just here? Erich, Secretary Spaulding said 'prototype', he said first of a kind. Commissioner Mullen, first of a kind anywhere? Erich, no, Colorado went first. Thousands of acres, massive hemp processing farms. One way they will process is to pull it out and freeze. This is how it's done when it goes to extraction. Processing is drying cannabis. Manufacturing is extraction of oils from cannabis. Not on this property.

Commissioner Martin, documents state that applicant has submitted CEQA reports, have been prepared. But have they been approved by CEQA?
Paula Blades, project's land use planning consultant, technically they are Mitigated Negative Declarations, not EIRs, one for each of 3 parcels, in process. Number of studies to support the traffic, hydrogeology, biology reports, all are going into review. Also cultural resources, all the different topics will be referenced, attached to Mitigated Negative Declarations. In process right now. Commissioner Martin, will water be metered? Erich, yes, 3 meters, 3 projects.

Commissioner Ding, question about growing and selling, wholesale. How will they find you? Erich, there is no selling cannabis off any of these parcels. Do you mean where the transaction occurs? Commissioner Ding, there is a report on commercial wholesale. Erich, farms that produce cannabis are businesses that are required to wholesale to a distributor, they package it, hold it for test to come back to be clear of contaminates, distribute to licensed retailers who sell to public. None of that occurs on this property. Basically they cultivate cannabis, goes to barn, goes to facility in Santa Rosa, manufacture, package, label, distribute to other businesses wholesale, and to their 5 retail outlets. Commissioner Ding, no business transactions on property? Erich, correct. Commissioner Ding, in packet – what is the removal of MR/ Mineral Resource? Is this a precious underground mineral? Erich, most people in county want no MR overlay because it means no more quarry or active mining of rock. The neighboring property still has an active quarry. This property w/ the removal of the MR overlay means no rock can be mined from property. It's called CA gold, crushed rock, Sonoma Valley has rock from this particular property, comes out layered in sheets, used a long time ago for flagstone. Now it's not financially viable.

Chair Lely called for Public Comment

Kathy Pons, Valley of the Moon Alliance, Kenwood. She is confused about parcels. Looking at Turkey Farm file there was a notice of waiver of hearing for a use permit at 1220 Sonoma Hwy, to extend mining footprint for maximum of 20 more years, on 28.1 acres. In trying to compare parcel numbers, the address the same as #7, and one is the same as on this application. Published May 22, 2019. Wonders what happened to this one? Will there be continued mining at quarry? Also curious how deep is well providing all the water? And, applicant mentioned growing hemp, which is the same, is there a problem growing them together? She understands the processing facility will be drying the cannabis. Is he taking in other farmers' cannabis to dry? How much?

Public Comment Closed 9:21
Chair Lely called for Commissioner Comments and Motion. Recommended they be specific, go by File number for Motions.

Chair Lely called Erich back to podium to answer question from Ms. Pons – how many other people will be delivering product to the cultivation site?
Erich, doesn't know how much yet. One farm has come before SVCAC, Doug Gardener on Cavedale Rd., he will be back, wants them to dry his cannabis. Chair Lely, is well 400' deep? Erich, 420 feet deep. To clarify on Quarry Farm – it is reclaimed. There is another active quarry on 4th parcel w/ 28 acres, same owner but w/ a quarry operator. That rock comes down Weise Road, not a road Applicants use, county just issued a 20 year use permit, same property but not the applicants.
Ex-Officio Carr, clarified the extension use permit allows existing use to continue for that quarry. Doesn't add anymore density to the quarry.
Chair Lely, what about hemp vs. cannabis? Erich, no difference in plant. Significant difference in way it's regulated. He could plant 100 acres of hemp on property in April. Could have 3 acres of cannabis w/ easements, water monitoring, security cameras, etc. traffic studies, but 100 acres of hemp would have no scrutiny. Don't plan to plant hemp on property, maybe an acre or two this year, but not core business.

Chair Lely called for a Motion. PLP17-0040, Quarry Farm. Request for a planning project for a zone change to remove the Mineral Resource (MR) Combining district and a Use Permit for one acre (43,560 square feet) of outdoor cannabis cultivation.
Secretary Spaulding moved to recommend approval for File 5. Commissioner Vella seconded.

Roll Call Vote:
Commissioner Freeman, yes
Commissioner Curley, yes
Commissioner Kiser, yes
Commissioner Martin offered amendment, Emeritus Bramfitt denied, as voting had already started.
Chair Lely, yes
Commissioner Martin, abstain
Secretary Spaulding, yes
Commissioner Dickey, yes

Commissioner Pulvirenti, yes
Commissioner Ding, yes
Commissioner Vella, yes
Commissioner Mullen, yes
Chair Lely announced unanimous approval with one abstention for File PLP17-0040

Next UPC19-0002, project for a Use Permit for 28,560 square feet of outdoor cannabis cultivation, 5,000 square feet of indoor wholesale cannabis nursery, 10,000 square feet of mixed-light greenhouse, totaling one acre (43,560 square feet) of cannabis canopy area and 9,640 square feet of propagation and vegetative production area and 5,000 square feet of processing space under CSCF, LLC. This application also includes a separate 20,000 square feet of centralized cannabis processing within a barn, under GDCF, LLC.

Chair Lely called for final comments.
Secretary Spaulding, is GDCF still the operative term? Can it be corrected for the record? Erich, corporate names are CSCF & WWCMC. Willy Wonka's Cannabis Manufacturing. Secretary Spaulding, so that replaces GDCF? Erich, yes.

Commissioner Martin, Motion for approval on condition that CEQA approves project, and that metered water reports be filed w/ Sonoma Valley Groundwater Sustainability Agency and PRMD. Commissioner Ding Seconded.

Roll Call Vote:
Commissioner Freeman, yes
Commissioner Curley, yes
Commissioner Kiser, yes
Chair Lely, yes
Commissioner Martin, yes
Secretary Spaulding, yes
Commissioner Dickey, yes
Commissioner Pulvirenti, yes
Commissioner Ding, yes
Commissioner Vella questioned if conditions were valid. Secretary Spaulding clarified would happen anyway, required by law.
Commissioner Vella voted, yes
Commissioner Mullen, yes
Chair Lely announced unanimous approval for File UPC19-0002. Confirmed conditions are in application for approval.

Next UPC17- 0048 Terra Luna Farm, Request for a Use Permit for 43,560 square foot outdoor cannabis cultivation project on a 26.15-acre property zoned land Intensive Agriculture (LIA). The application includes an area up to 10,000 square feet for propagation and vegetative space fenced separately from the cultivation canopy.
Chair Lely called for comments.
Commissioner Martin, re previous motion on groundwater sustainability, thinks they should

receive reports. Where do metered reports go? Assumes Commissioner Vella was right, they go to PRMD. Asked Ex-Officio Carr. Yes goes to PRMD. Commissioner Martin, question of CEQA is accurate? Ex-Officio Carr, yes, action to approve CEQA from Board of Zoning Adjustments or Board of Sup. depending on who makes the final decision on project.
Commissioner Vella moved to pass. Commissioner Freeman Seconded.

Roll Call Vote:
Commissioner Freeman, yes
Commissioner Curley, yes
Commissioner Kiser, yes
Chair Lely, yes
Commissioner Martin, yes
Secretary Spaulding, yes
Commissioner Dickey, yes
Commissioner Pulvirenti, yes
Commissioner Ding, yes
Commissioner Vella, yes
Commissioner Mullen, yes
Chair Lely announced unanimous approval for File UPC17- 0048.
Thanked Applicants for presentation and hard work.

8. Election of the Chair for 2020

Nomination of Chair: Commissioner Freeman nominated Ryan Lely, Commissioner Dickey Seconded. All in favor. Unanimous.

9. Election of the Vice Chair for 2020

Secretary Spaulding Nominated Vice-Chair Freeman, Chair Lely Seconded. All in favor. Unanimous.

10. Election of the Secretary for 2020

Chair Lely nominated Secretary Spaulding, Commissioner Kiser Seconded. All in favor. Unanimous.

11. Consideration of items for future agenda

Chair Lely: Springs Specific Plan, and Winery Working Group.

Secretary Spaulding, recommendation from Public Comment: SDC and Sonoma UGB by Teri Shore. Offer opportunities to learn more and be better representatives of community.

Commissioner Ding, only City of Sonoma votes on issue on UGB. Since SVCAC generates agenda, suggested Chair contact Cathy Capriola, City Mgr., if it's ok, because they are a City and County Joint Commission.

Pat Gilardi confirmed SVCAC is a Joint Powers Commission. Good idea to reach out to City Mgr.

who is aware of UGB, and was included in email conversation w/ Teri Shore re her request. Pat hasn't heard back from Cathy. If it's on the ballot, it must only be educational, cannot be influencing voters. City is charged w/ educational information on that. Recommended Commissioners do homework, perhaps city appointees involved. Encourage chat w/ Councilman Cook, who is liaison.
On SDC item - they are putting together a PAT, like TAC for Springs Specific Plan. Look at it as an arm of Permit Sonoma; intend to work through SVCAC, but not in process at this early stage.

Commissioner Pulvirenti, reminder of joint Planning Commission & City Council meeting Monday night. Encouraged Commissioners to attend. Vintage House. 6pm.

Commissioner Martin, re the UGB item, while impact is immediately on the city, it does affect entire valley and regions, Glen Ellen. Unsure how to discuss and be nonpolitical.

Commissioner Ding, reviewed SVCAC purpose as a joint commission, one of major tasks – to protect open space. Includes 24 miles all the way to San Pablo bay. 1993 started to be concerned about this. Encouraged support, as part of SVCAC Mission.

Commissioner Pulvirenti, didn't realize decision had been made the UGB was going for a vote. Pat Gilardi discouraged any further discussion on this item, not on the agenda, would be a Brown Act violation.
Chair Lely apologized for allowing the discussion.

12. Meeting adjourned unanimously 9:43pm

Materials related to an item on this Agenda submitted to the Sonoma Valley Citizens Advisory Commission after distribution of the agenda packet are available for public inspection in the

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Board of Supervisors' Office located at 575 Administration Drive, Room 100-Al, Santa Rosa, CA, during normal business hours.
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Web Links: County of Sonoma: www.sonoma-county.org select Boards and Commissions
City of Sonoma: www.sonomacity.org select Sonoma Valley Citizens Advisory Commission