

sparc™

GORDENKER RANCH CANNABIS CULTIVATION

PROJECT OVERVIEW

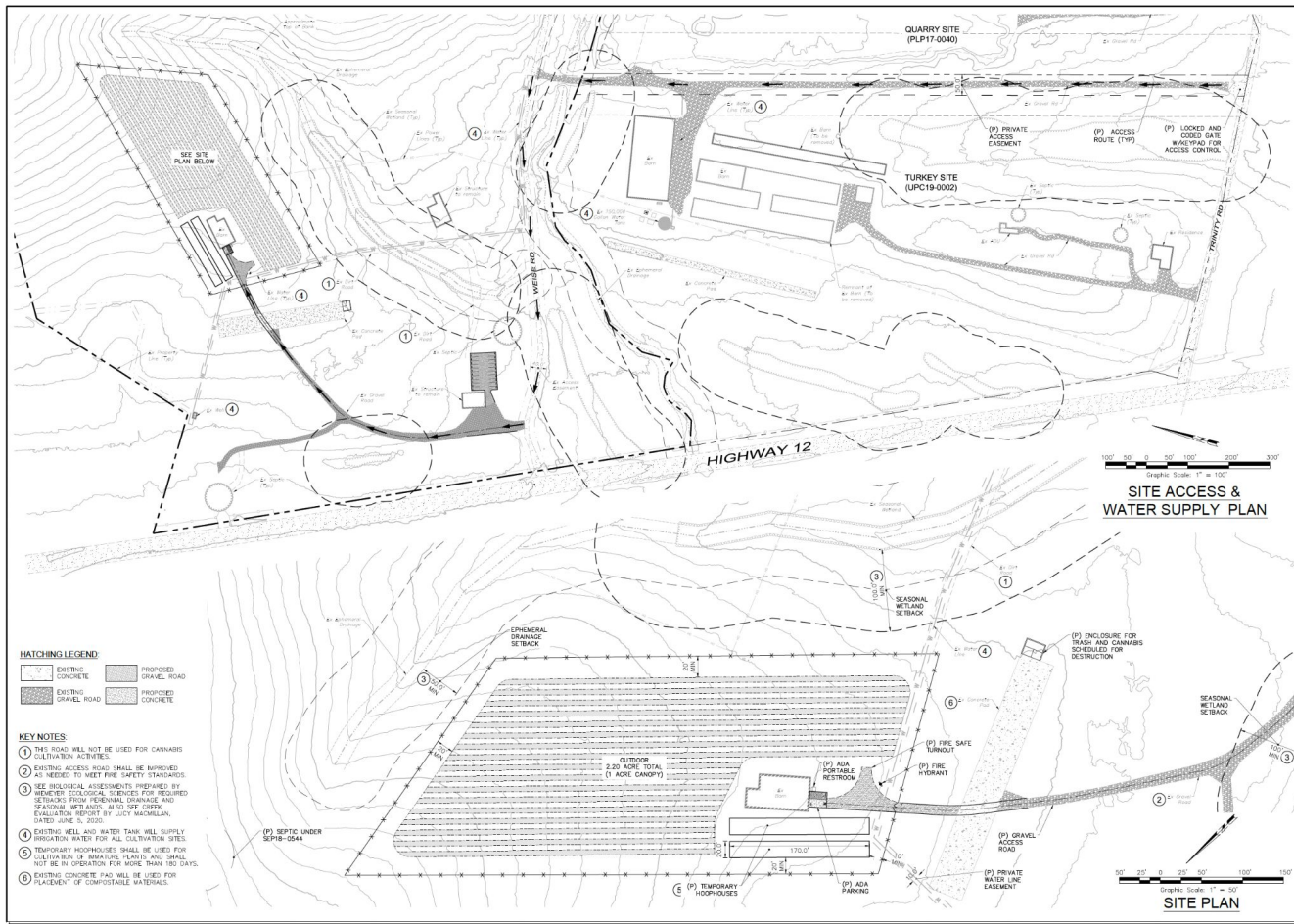


Terra Luna Farms - UPC17-0048

- Applicant - Terra Luna Farms
- (Erich Pearson)

CEQA Report

- This use permit today is one of 3 projects at the Gordenker Family Ranch. However, due to CEQA requirements the cumulative water and traffic impacts were considered for all 3 projects.



WATER AVAILABILITY & USAGE

- The 3 use permits were required to analyze water impact inclusive of maximum future water uses from all potential surrounding development - an unprecedented standard applicable only to cannabis
- Using this high standard, cumulative project and adjacent potential water impact combined is only
 - 4.5 acre feet/year for this project and 12.7 acre feet/year total cannabis usage
 - Total usage for these projects has been calculated to only be 5.5% of the annual groundwater recharge rate
- Monitoring easements and meters installed
- Storage of 150K gallons with 30K reserve for fire protection (UPC19-0002)

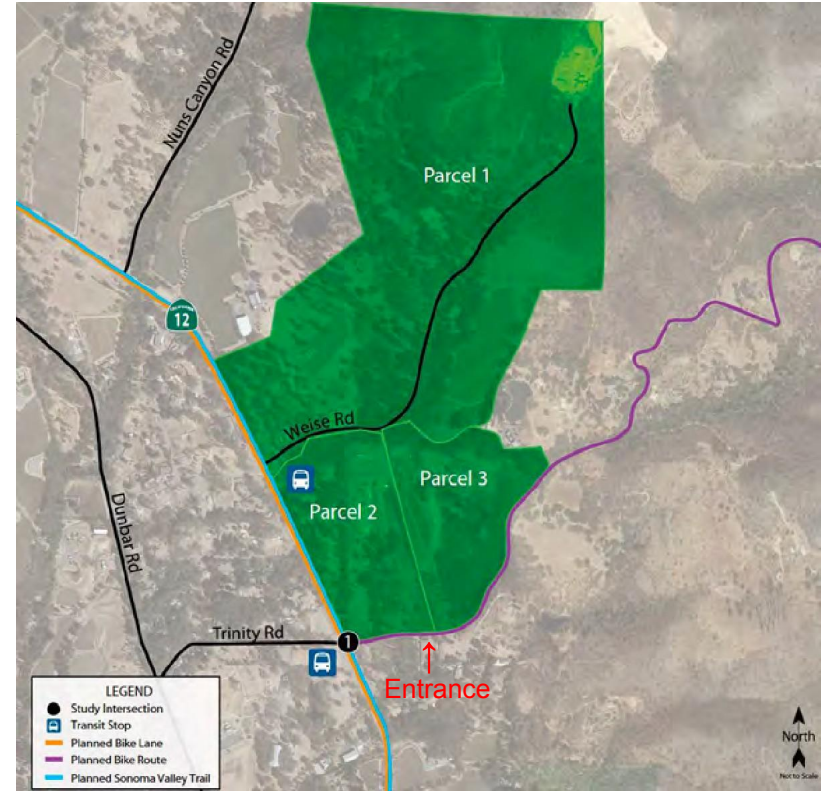
TABLE 1*

Proposed cannabis water use (parcel 1, outdoor), afy	4.5
Proposed cannabis water use (parcel 2, mixed light), afy	3.7
Proposed cannabis water use (parcel 3, outdoor), afy	4.5
Additional potential cannabis water use for CIA (21 CP's), afy	31.5
Total proposed/potential water use for CIA, afy	44.2
Existing domestic water use for subject property (3 parcels), afy	4.5
Additional existing/potential domestic water use for CIA (21 DU's), afy	31.5
Total existing/potential water use for CIA, afy	36.0
Existing vineyard irrigation demand for subject property (6 acres), afy	3.0
Additional existing/potential vineyard irrigation demand for CIA (77 acres), afy	38.5
Total potential water use for vineyard irrigation, afy	41.5
Total Existing/Potential livestock water use for CIA, afy	0.25
Total existing/potential groundwater demand, afy	122.0
Groundwater recharge, afy	233.0
Total Groundwater in storage, acre-feet	3,240

*Groundwater demand, recharge and storage. The table shows that maximum potential groundwater demand is approximately 52% of the groundwater recharge and less than 4% of groundwater storage.

TRAFFIC IMPACTS

- This project will use Trinity Road as the primary access point
- This intersection has turning lanes in both directions on Highway 12 and has a collision rate that is 83% lower than the statewide average*
- The cumulative projects will result in 109 new trips per day to the surrounding road network, this project is only 46 of those
- These additional trips are anticipated to not increase delay times at Trinity / Highway 12 by more than 5 seconds at peak times - resulting in a "less than significant" impact
- Parking supply is adequate for all anticipated needs
- No additional turning lanes or other road changes are required even under projected "future plus project" increases in traffic
- The project is serviced by two transit stops, more than adequate in this type of zoning



SECURITY PLAN

Our security plan is informed by our 25 years of operating cannabis cultivations both indoor and outdoor

This Project Will Have

- High resolution & infrared (night vision) digital camera system with remote access for operational monitoring and law enforcement access
- 7' high perimeter fencing
- Motion activated lights in strategic locations

Monitoring & Response

- 24 hour monitoring & security dispatch of all systems and cameras will occur at all times
- Virtual access and history storage compliant with state and local requirements
- 24/7 Security will be present during all flowering periods



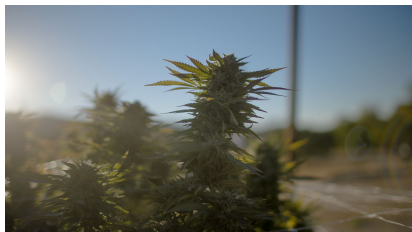
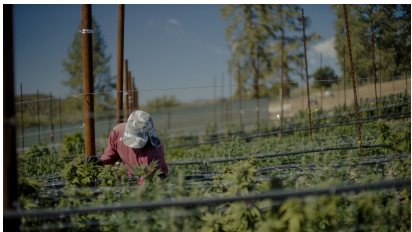
Our “guard bull” with 7' no climb fence and laser posts in background

NEIGHBOR & COMMUNITY OUTREACH

- Hosted tour of farm on July 22, 2017 and Sept 15, 2018
- Over 40 nearby residents and neighbors with immediate neighbors in support
- Major concerns addressed (water, security, fire, quarry)
- Active members of Mayacama Volunteer Fire Foundation
- Partnership with La Luz for hiring dozens of staff and our annual pumpkin patch donation
- SPARC and the Gordenker family are working with Agriculture and Open Space to implement a grant creating a fire break between Trinity and Nuns Canyon roads



ENVIRONMENT



- Organic certification application underway
- Terroir Designation - Involved in conversations with the state about creating a Sonoma Valley appellation for cannabis
- 100% Sonoma Clean Power since 2017

"Biodynamics not only elevates food and medicine to a higher order, but it also produces ultra-pure products because we're not allowed to use any inputs whatsoever... Understanding what the potential is, and the weather, and the climate, and the terroir —this place has a chance of producing some incredibly unique, authentic, Sonoma-oriented cannabis that is very distinguished."

Mike Benziger
Founder, Benziger Wines

APPLICATION TIMELINE

Application submitted in August 2017

In the last 5 years

- 5 PRMD/contract planners have been assigned to this project
- Applicant hired environmental consultant to assist with MND drafting

