



Cecilia Jaroslowsky <cjaroslowsky@migcom.com>

UPC17-0069

8 messages

Cecilia Jaroslowsky <cjaroslowsky@migcom.com>
To: joanna.rosenfeld@gmail.com

Fri, Jul 31, 2020 at 8:08 AM

Hi Joanna;

Per our conversation this morning, I'm reaching out to you regarding your concerns about application UPC17-0069. Please feel free to send me any questions and/or comments and I'm happy to schedule another time to speak to address them.

Thank you,

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Cecilia Jaroslowsky
Senior Planner
MIG, Inc.
800 Hearst Avenue
Berkeley, CA 94710
510 845 7549 | www.migcom.com

Joanna Rosenfeld <joanna.rosenfeld@gmail.com>
To: Cecilia Jaroslowsky <cjaroslowsky@migcom.com>

Fri, Jul 31, 2020 at 11:58 AM

Hi Cecilia,

I have concerns about noise from fans blowing through hoops covered with plastic.

Will there be fans used?

Will there be plastic covering the rows even if it's not installed permanently?

I also have concerns about water.

How much more water will be used?

Will the neighbor be digging another well? Digging the current well deeper?

Thank you!

--

Joanna Rosenfeld
707-876-3288

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Cecilia Jaroslowsky <cjaroslowsky@migcom.com>
To: Joanna Rosenfeld <joanna.rosenfeld@gmail.com>

Mon, Aug 3, 2020 at 10:44 AM

Hi Joanna;

Thank you for your email; I will review your questions/concerns and hope to get back to you this week.

[Quoted text hidden]

Cecilia Jaroslowsky <cjaroslowsky@migcom.com>
To: Joanna Rosenfeld <joanna.rosenfeld@gmail.com>

Fri, Aug 7, 2020 at 9:27 AM

Good Morning Joanna;

see my responses (in **red**) to your questions below:

Will there be fans used? **Fans are not used within the hoop-houses; the fully enclosed processing room will have carbon filters installed onto its ventilation system.**

Will there be plastic covering the rows even if it's not installed permanently? **Hoop-houses will be covered in a pliable material.**

I also have concerns about water. **This project is in a Class 2 groundwater area and outside any priority basin, therefore the Natural Resources Geologist at Permit Sonoma determined that a groundwater study was not required, and standard groundwater monitoring conditions would apply. The project has 13, on-site water tanks that hold up to 28,000 gallons (or 0.08 acre-feet). The cultivation and processing area would use 1,102,000 gallons (3.38 acre-feet) during each growing cycle. The project is unlikely to cause a decline in groundwater elevations or deplete groundwater resources over time and domestic water uses from the existing wells would be negligible.**

How much more water will be used? **See above. Let me know if you need additional information on this.**

Will the neighbor be digging another well? Digging the current well deeper? **The site contains an existing septic system for the residences only and three water wells. Recommended conditions of approval require well monitoring on a monthly basis to verify performance. In the event that average water use over a 3-year period exceeds the estimated water use of the approved Water Conservation Plan by more than 10%, Permit Sonoma will review the project to identify additional measures to reduce groundwater use.**

I hope I was able to address your questions. Please note, a Mitigated Negative Declaration has been prepared and will be reviewed by the county. Please let me know if you would like a copy upon its' release to the public for comments and don't hesitate to contact me if you have additional comments and/or questions.

Thank you.

[Quoted text hidden]

Joanna Rosenfeld <joanna.rosenfeld@gmail.com>
To: Cecilia Jaroslowsky <cjaroslowsky@migcom.com>

Fri, Aug 7, 2020 at 11:41 AM

Yes, I would like a copy of the Mitigated Negative Declaration when it's available.

And, yes, you answered all my questions and more. This information calms my nerves. Thank you for your efforts.

Kind regards,

--

Joanna Rosenfeld
707-876-3288

[Quoted text hidden]

Cecilia Jaroslowsky <cjaroslowsky@migcom.com>
To: Joanna Rosenfeld <joanna.rosenfeld@gmail.com>

Thu, Jun 3, 2021 at 11:06 AM

Hi Joanna:

Please note, the staff report and Conditions of Approval are with the County for their final review. The County has commented on the Mitigated Negative Declaration and once this is finalized, it will be published; I will let you know when this happens. This item is tentatively scheduled to be on the calendar for the Board of Supervisors for 8.31.21.

In the meantime, please don't hesitate to contact me if you have any questions and/or concerns or if you plan to appeal, if this project is approved by a public hearing body.

Thank you.

[Quoted text hidden]

Joanna Rosenfeld <joanna.rosenfeld@gmail.com>
To: Cecilia Jaroslowsky <cjaroslowsky@migcom.com>

Thu, Jun 3, 2021 at 11:48 AM

6/4/2021

MIG, Inc. Mail - UPC17-0069

Thank you for the update.

When it's ready, is the Mitigated Negative Declaration a document that I can access electronically?

--

Joanna Rosenfeld
Bookkeeping
707-876-3288

[Quoted text hidden]

Cecilia Jaroslowsky <cjaroslowsky@migcom.com>
To: Joanna Rosenfeld <joanna.rosenfeld@gmail.com>

Thu, Jun 3, 2021 at 2:06 PM

It should be Joanna, but I'm happy to send it to you if it's not. Please don't hesitate to email me a reminder in 2 - 4 weeks.

Thanks.

[Quoted text hidden]



Cecilia Jaroslowsky <cjaroslowsky@migcom.com>

MORE: UPC17-0069 1478 Valley Ford Freestone Road, Bodega

2 messages

Nancy and Brantly Richardson <nrchrdsn@sonic.net>

Sun, Jul 12, 2020 at 3:31 PM

Reply-To: nrchrdsn@sonic.net

To: cjaroslowsky@migcom.com

Cc: Scott Orr <Scott.Orr@sonoma-county.org>, scott@migcom.com, "Tennis.Wick@sonoma-county.org" <Tennis.Wick@sonoma-county.org>

Ms. Jaroslowsky,

Many thanks for sending this information. I am still confused. I have examined quite a few cannabis applications and this one does not appear to be complete. There is no MND report or findings (still in Draft form apparently?), no hydrology report, no traffic report, no odor report, no geological/biological report. How could this application be sent out for referral if the examining bodies have nothing to examine? HAS it been sent out for referrals? All I see is a noise study and waste management plan. It is very odd that this application was given "original jurisdiction" status for a hearing to be scheduled.

Also, it appears this application was never properly and legally noticed back in 2017? In addition according to Zillow this property did not change hands until September of 2017 and the grower is not eligible for PRP status. I realize that Zillow can be inaccurate.

Have you visited the site?

Please advise.

Nancy Richardson

Santa Rosa

From: Cecilia Jaroslowsky <cjaroslowsky@migcom.com>**Sent:** Friday, July 10, 2020 2:44 PM**To:** nrchrdsn@sonic.net**Subject:** Re: UPC17-0069 1478 Valley Ford Freestone Road, Bodega

Hi Nancy:

Below, please see my responses to your questions and/or concerns in **red**:

Please send me all the information you have on the application for one acre of cannabis grow at APN 026-080-009 in Sonoma County. **Please see the attached project description, site plan, noise analysis and waste management plan.**

The applicant, Al Eaddy, already has an application in the permitting process pipeline (UPC17-0069). I believe the "17" stands for 2017. UPC17-0069 is complete and has received "original jurisdiction" status meaning it will bypass the Board of Zoning Adjustments hearing and proceed directly to a hearing in front of the Board of Supervisors. A hearing has not yet been scheduled. **That is correct; the project is currently under review; a draft staff report and draft Mitigated Negative Declaration (per California Environmental Quality Act) is in process. A second neighborhood notification (1,000 feet from the subject property) will be sent out prior to a public hearing.**

Are you familiar with the Sonoma County's Penalty Relief Program (PRP)? Mr. Eaddy is participating in the PRP. Under the terms of his PRP agreement with the County of Sonoma he can continue to cultivate the same square footage that he was growing on July 6, 2017 but can make no changes to the size of the cultivation nor can he construct new buildings, install electricity etc. **This site is currently participating in the PRP and will not be allowed to exceed the maximum allowable cannabis cultivation of one acre; the project includes the construction of a code-complying ADA restroom, as required by County code and the Use Permit as well as any modifications to the existing project under PRP must be approved by the BOS at a public hearing. Please note, the project description lists cultivation larger than permitted and the applicant has since reduced that to a maximum of one acre of cultivation; cannabis processing and propagation does not constitute cannabis cultivation and is therefore not included in the square footage of cultivation.**

Why did you issue a new announcement of this application dated on June 26, 2010? This seems to be an old application.

This application was applied for in 2017 and I could not locate the original neighborhood notification and felt it was best to send another, just in case this was missed in 2017.

Please let me know if I can be of any additional assistance or you have additional questions and/or concerns.

Thank you.

On Thu, Jul 9, 2020 at 6:18 PM Nancy and Brantly Richardson <nrchrdsn@sonic.net> wrote:

Sorry, typo: highlighted below. June 26, 2020

From: Nancy and Brantly Richardson <nrchrdsn@sonic.net>
Sent: Thursday, July 9, 2020 5:27 PM
To: 'cjaroslawsky@mig.com' <cjaroslawsky@mig.com>
Cc: 'Scott Orr' <Scott.Orr@sonoma-county.org>; 'scott@migcom.com' <scott@migcom.com>
Subject: UPC17-0069 1478 Valley Ford Freestone Road, Bodega

Ms. Jaroslowsky,

Please send me all the information you have on the application for one acre of cannabis grow at APN 026-080-009 in Sonoma County. The applicant, Al Eaddy, already has an application in the permitting process pipeline (UPC17-0069). I believe the "17" stands for 2017. UPC17-0069 is complete and has received "original jurisdiction" status meaning it will bypass the Board of Zoning Adjustments hearing and proceed directly to a hearing in front of the Board of Supervisors. A hearing has not yet been scheduled.

Are you familiar with the Sonoma County's Penalty Relief Program (PRP)? Mr. Eaddy is participating in the PRP. Under the terms of his PRP agreement with the County of Sonoma he can continue to cultivate the same square footage that he was growing on July 6, 2017 but can make no changes to the size of the cultivation nor can he construct new buildings, install electricity etc.

Why did you issue a new announcement of this application dated on June 26, 2010? This seems to be an old application.

Nancy Richardson
Santa Rosa

--

Cecilia Jaroslowsky

Senior Planner

MIG, Inc.

[800 Hearst Avenue](#)

[Berkeley, CA 94710](#)

[510 845 7549](tel:5108457549) | www.migcom.com

4 attachments




UPC17-0069 Site Plan 05.28.2020.pdf


265K



UPC17-0069 Project Description 05.28.2020.pdf

1041K

 **UPC17-0069 Waste Managment Plan 05.28.2020.pdf**
1167K

 **UPC17-0069 Noise Study Report 05.28.2020.pdf**
1462K

Cecilia Jaroslowsky <cjaroslowsky@migcom.com>
To: nrchrdsn@sonic.net

Mon, Jul 13, 2020 at 9:32 AM

Hi Nancy;

Attached, please find the referral packet routed to Sonoma County departments for their comments. Please note, this information has been updated in May of 2020 (sent to you earlier); please let me know if you'd like additional information and don't hesitate to contact me if you have additional questions.

Regarding your subsequent questions:

the MND is currently under review, therefore, findings have not been finalized;
the project was referred out to Sonoma County departments in October 2019;
County responses have been submitted (let me know if you'd like a copy of these);
I am awaiting one follow-up response from the county regarding the review of the recently submitted noise study and waste management plan.
based upon submitted information, the PRP is valid.

Thank you.

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 **UPC17-0069 Reduced Referral Packet Oct 2019.pdf**
9671K