

12062022

UPC18-0046



EVERGREEN

ACRES



Evergreen Acres

Multi-generational family
owned property since the
1970s

Boutique
Sustainable
Organic
Family Farm





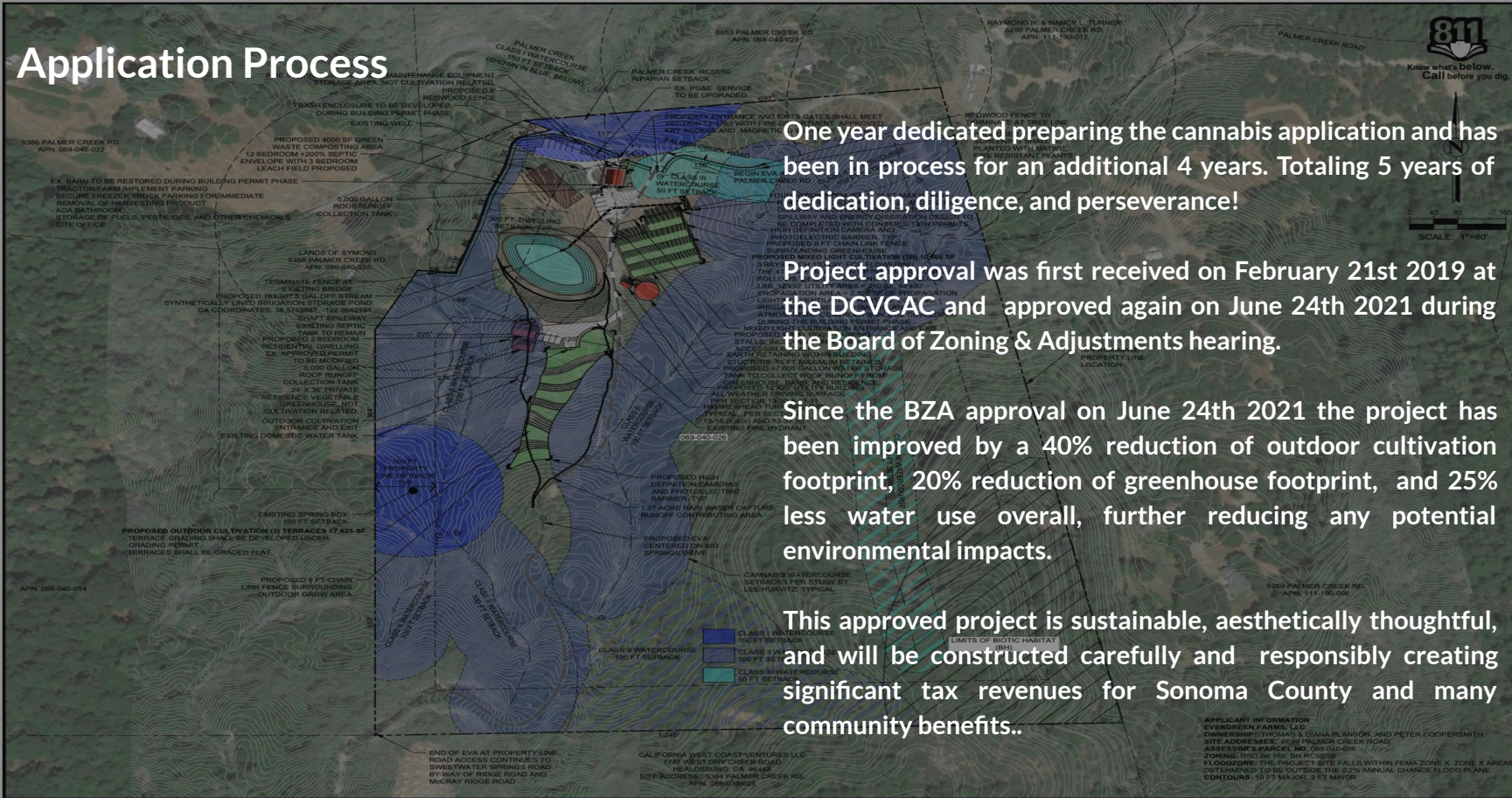
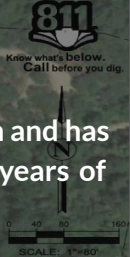
Application Process

One year dedicated preparing the cannabis application and has been in process for an additional 4 years. Totaling 5 years of dedication, diligence, and perseverance!

Project approval was first received on February 21st 2019 at the DCVCAC and approved again on June 24th 2021 during the Board of Zoning & Adjustments hearing.

Since the BZA approval on June 24th 2021 the project has been improved by a 40% reduction of outdoor cultivation footprint, 20% reduction of greenhouse footprint, and 25% less water use overall, further reducing any potential environmental impacts.

This approved project is sustainable, aesthetically thoughtful, and will be constructed carefully and responsibly creating significant tax revenues for Sonoma County and many community benefits..



APPLICANT INFORMATION
EVERGREEN FARMS, LLC
OWNER/DEVELOPER: JESSICA BLANKIN AND PETER COOPER SMITH
SITE ADDRESSES: 6509 PALMER CREEK ROAD
ASSET NUMBER: 09-004-020
ZONING: TRD 66 100 0H RC 00700
FLOORING: THE PROJECT SITE FALLS WITHIN PEAK ZONE A, ZONE B AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLANE CONTOURS: 10 FT MAJOR, 2 FT MINOR

CALIFORNIA WEST COAST VENTURES LLC
7727 WEST DRY CREEK ROAD
HEALDSBURG, CA 95448
SITE ADDRESS: 5354 PALMER CREEK RD.
APN: 09-040-020

END OF EVA AT PROPERTY SENE
ROAD ACCESS CONTINUES TO
SWEETWATER SPRINGS ROAD
BY WAY OF RIDGE ROAD AND
MCCRAY RIDGE ROAD



Evergreen is a Streamlined and Efficient Agribusiness

- ✓ No Noise
- ✓ Zero Waste
- ✓ No Trimming
- ✓ No Processing on-site
- ✓ Minimal Odor
- ✓ Zero Visual Impact
- ✓ Contract Cultivation
- ✓ No Cash or Cannabis Stored
- ✓ Low Employee Count
- ✓ Sustainable Water Use
- ✓ Sustainable Operational Plan
- ✓ Minimal Traffic With Electric Shuttles
- ✓ Significant Community Assets & Benefits



Evergreen goes Beyond Sustainability

- High Efficiency Solar Arrays
- Multiple EV Charging Stations
- Electric Shuttle for Employees
- Catchment Systems & Composting
- Biodynamic & Regenerative Farming





Local Community Support

Evergreen has been Contributing to and Supporting the Local Community & Economy and will continue to do so for years to come.



Contributed over \$10k to local road association for bridge replacement & road work. Significant donations to organizations such as:

- HealthCare Foundation of Healdsburg
- Corazon Healdsburg
- Russian RiverKeeper
- Fish Friendly Farming
- Dry Creek Valley Association
- Local Shops & Businesses

Cannabis Water Use

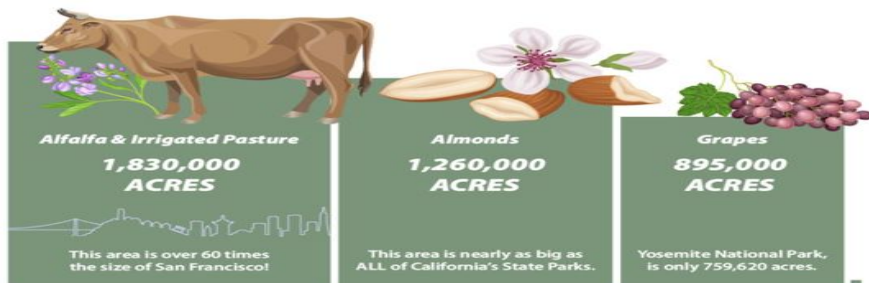
Average Acre Feet of Water Required to Cultivate One Acre of Various Crops

Fig#1



Fig#2

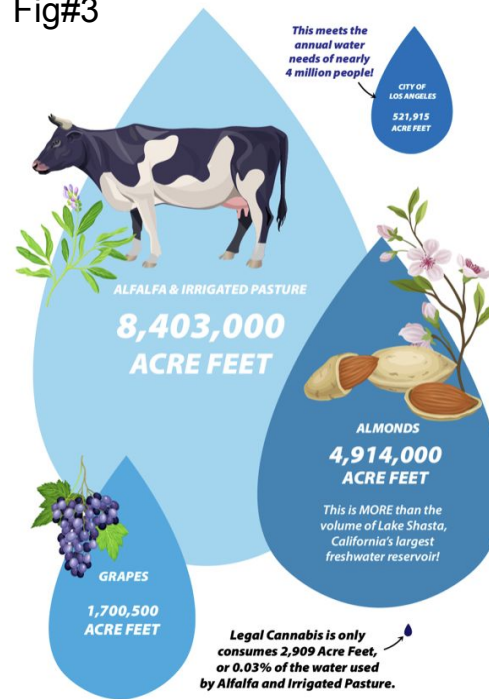
Total Land Under Cultivation Of Various Crops in California



Legal Cannabis is cultivated on ONLY 2,078 Acres

Total Water Consumed By Various Crops in California

Fig#3





Economic Value Converting Water Into Dollars

Economic Value Generated by Various Crops In California

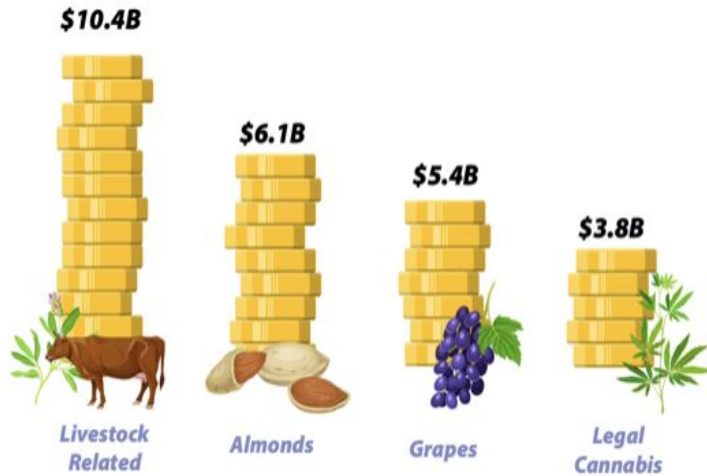


Figure #1

Economic Value Generated By Various Crops For Every Acre Foot of Water Consumed



Figure #2



Net Zero Water Plan - Sustainable Irrigation Utilizing Advanced Catchment

- **Highly efficient engineered runoff collection system**
- **All hard surfaces utilized for 100% catchment**
- **Multiple high capacity storage solutions & systems**
- **Proposed treatment system to recycle & reuse grey water**
- **100% sustainable and conservative water use**
- **Significant extended fire protection benefits to the community**



Secondary Egress & Proposed EVA



- The project site utilizes a legally established secondary egress. I will provide and maintain an Emergency Evacuation Route, (EVR).
- CAL FIRE approved security gates with Knox Boxes will be installed at the project site.
- CAL FIRE will have access to nearly 1,000,000 gallons (one million gallons) as needed.
- Safe refuge staging areas.
- This is a **LIFE-SAVING** asset to our community & CAL-FIRE!

"I have personally driven the secondary egress and certify it is in good condition to act as a viable alternate emergency evacuation route if the need arises."

Gina Peterson, Fire Code Specialist

Proposed EVA will save properties and LIVES!

**Seconds count in a wildfire - our proposed
Alternate Emergency Evacuation Route could
save you and your families lives!!**



Extended FireFighting Resources

- Nearly 1,000,000 gallons of water available to CAL FIRE
- That is enough water for more than 1,200 trucks!!
- This water source permits sustained firefighting
- The entire system is accessible to first responders
- Creates safe harbor area for fire crews and others
- **The importance of these resources for firefighting cannot be over emphasized!**



Extended FireFighting Resources

- Nearly 1,000,000 gallons of water available to CAL FIRE
- One million gallons of water will fill 1,250 CAL FIRE trucks!!



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TO: Lauren Scott, Planner with PRMD

RE: File No.: UPC18-0046
Site Address: 6699 Palmer Creek Road, Healdsburg
APN: 069-040-026

Re: Local Support for Evergreen Acres Cannabis Farm

Dear Ms. Lauren Scott,

I'm writing today on behalf of Mantra Wines to express our full support of the proposed organic cannabis farm located at 6699 Palmer Creek Road known as Evergreen Acres.

As a long time experienced & award winning Wine Maker in Healdsburg and Sonoma County business community leader, I'm very aware of the requirements of a responsible permitted cannabis operator. I believe Thomas's farm will be among those who is up to the task and can meet or exceed the expectations of the cannabis industry, the County and the State. With new and ever-changing regulations, it's important for the County to award applicants who are willing to work with the regulatory structure, their community, and other industry professionals to seek input and take appropriate action.

Overall, I know that Thomas is among those who will take the extra step to maintain a beautiful cannabis farm, to ensure compliant operations, and act as a model to other cannabis farmers. I look forward to working with Thomas and Evergreen Acres upon their acquiring the necessary permits. I ask you to approve his application and allow the creation of this beautiful farm.

Please feel free to reach out if you should have any specific questions I can address.

Sincerely,



Mike Kuimelis
Winemaker / Proprietor
P.O. BOX 1068
Healdsburg, CA 95448
707-529-3329
www.mantrawines.com
mike@mantrawines.com



Thank you!

thomas@evergreenacreshealdsburg.com



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ACRES