

Conditional Use Permit for Cannabis Cultivation – Proposal Statement

Revised October 12, 2022

Site:

585 Trinity Road
Glen Ellen, CA 95442
APN: 053-110-076
PLP17-0040

Operators:

Justin Morgan (dba: Quarry Farm, LLC)

Property Owners:

Gordenker Turkey Farms Inc.
12201 Highway 12
Glen Ellen, CA 95442

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REVISED: September 19, 2022

SUBJECT: Conditional Use Permit Outdoor Cannabis Cultivation

OPERATORS: Justin Morgan (dba: Quarry Farm, LLC)

OWNERS: Gordenker Turkey Farms

ADDRESS: 585 Trinity Road, Glen Ellen, CA 95442

APN: 053-110-076

ZONING: LIA B6 100, LG/MTN MR, RC 50/50 SR

PARCEL SIZE: 25.16 acres

REFERENCES: Sonoma County Cannabis Land Use Ordinance, Section 26-88-250, 252, & 254

A. EXISTING USE AND PROPERTY

This proposal is for 585 Trinity Rd, Glen Ellen, CA 95442. Prior to the 2017, there were no existing easements or agricultural uses although the underlying zoning is LIA. The Trinity Quarry, which was located adjacent to the proposed cultivation area, was in commercial operation from 1919 until 2018, mining road and construction materials, including decorative rock. In addition to the LIA zoning, the MR overlay for mineral resources allowed for the quarry to operate. In 1981 the Sonoma County Planning Commission approved a Conditional Use Permit application and Mining and Reclamation Plan (Resolution No. 9268) for the property. The Use Permit has subsequently been extended for continued mining of decorative and paving stones. Production of construction materials has ceased, and the associated heavy machinery has been removed. The most recent Use Permit allowed for mining activity until November 17, 2018. The reclamation plan was then activated.

There was one house on the property that was burned in the 2017 Nuns Canyon Fire.

Under the reclamation plan, extensive work was done to remove old infrastructure and machinery associated with the quarry operation and restore the site for agricultural uses. The former quarry area is now a pond, and various cattle grazing areas have been established. Roughly 15 acres are now in use as grazing land across the parcel.

The proposed project would enhance the agricultural use of the land, but the current MR zoning overlay precludes the cultivation of cannabis. The applicant has submitted a zoning change application along with this Conditional Use Permit application to remove the MR overlay, use the revised Reclamation Plan from November 2018, and allow for cannabis cultivation on the parcel.

By and large, the land was underdeveloped and underutilized prior to 2017. As a result, the property developed a naturally biodiverse environment that the property owners have worked to maintain throughout the reclamation process.

On October 11, 2017, the property sustained significant damage as a result of the Nuns Canyon Fire. The US Army Corps of Engineers (USACOE) completed cleanup and debris removal on April 18, 2018. This revised proposal reflects some changes that were necessary as a result of fire damage.

The project is not subject to a Land Conservation (Williamson) Act Contract.

Cannabis cultivation will occur on a level (less than 2% slope) portion of the property.

B. PROPOSED CANNABIS USE AND OPERATION PLAN:

i. PROJECT STATEMENT

Proposed is one acre of outdoor cannabis cultivation. The applicant believes in the benefits of sensible cannabis use for both medical and recreational users. Justin has worked in the cannabis industry since 2004. While his primary focus has been on technological development and IT for the cannabis industry, the applicant has been involved in all aspects of the cannabis supply chain, from production to retail. His experience has encompassed roles touching on general operations, project management, retail strategy, branding and design, cultivation, security and technology.

It is because of Justin's passion for this plant and the benefits it can provide, and his love for Sonoma County that he is pleased to propose this new artisanal quality cannabis farm in the Sonoma Valley. Cultivating on the Gordenker property has been especially rewarding because it has provided an opportunity for ongoing collaboration with a family that wants the land to remain agriculture based.

Quarry Farm has developed and maintains positive relationships with our neighbors on the adjacent parcels and surrounding neighborhood. We take our community relations very seriously and track all correspondence in order to ensure we're collecting all feedback from our neighbors. In fact, neighbors were invited on a guided tour of the property to discuss the proposed cultivation project. This very successful meeting and tour took place on July 22, 2017, during which over 35 of our immediate neighbors attended. We have received much interest in and support for the project and will continue to engage and respect our local community members.

ii. CANNABIS USES AND OPERATION PLAN

The applicant proposes one acre (43,560 square feet) of outdoor cannabis cultivation canopy with an additional 10,890 square feet of non canopy propagation and vegetative production area. These

activities are proposed to occur to the west of the former quarry site on the parcel. Plants will be arranged in clearly marked rows and will be planted in pots or bags, or directly in the ground.

As a Sonoma County based operation, we strive to employ sustainable growing practices to bring out the best elements of the plant, and we lab test all of our products to ensure safety and quality. Our retail partners as well as the end consumers appreciate and have come to expect that we provide them with consistent, reliable, high quality cannabis, farmed using only the most environmentally friendly practices.

The applicant has lengthy experience with cannabis facility design and cultivation. Sustainable agriculture uses management practices that are intended to restore, maintain and enhance ecological harmony. The prime objective is always to encourage healthy conditions for life: soil fertility, plant and animal health, and product quality.

Please see Attachment: C "Outdoor Cannabis Uses and Operation Plan" for more information.

iii. STRUCTURES

No structures are proposed

iv. PROCESSING PLAN

All cannabis is to be processed off site at a licensed facility.

C. CANNABIS LAND USE ORDINANCE DEVELOPMENT CRITERIA (26-88-254(F))

i. NUMBER AND TYPES OF FACILITIES

No cannabis buildings/facilities.

ii. SQUARE FOOTAGE OF EACH CULTIVATION AREA

The applicant proposes 43,560 square feet of outdoor cannabis canopy and 10,890 square feet of propagation and vegetative production area.

iii. SETBACKS OF ALL CULTIVATION AND OUTDOOR ACTIVITY AREAS TO PROPERTY LINES

No cannabis operations will occur within the required setbacks to property lines, the riparian corridor, or other sensitive uses. The site plans submitted with this application show all setbacks applicable to the cultivation area.

iv. SEPARATION DISTANCE OF PROPERTY BOUNDARY OF CULTIVATION SITE TO PROPERTY LINE OF SENSITIVE USES

The setback of the cultivation site from the parcel/property line shall meet or exceed the minimum required 100 feet. The cultivation area is set back more than 300 feet from the residences and

business structures on surrounding properties and more than 1,000 feet from any schools, parks or treatment facilities. Please see the site plan for more information on setbacks.

v. LIST OF ALL EXISTING STRUCTURES AND PROPOSED USES

No existing structures will be used for the proposed project. There is currently a metal shade structure on the site that will be removed from the project site under a separate demolition permit that has been issued.

vi. BIOTIC RESOURCES

A Biotic Assessment was conducted by Wiemeyer Ecological Sciences in 2018 and submitted with the original application. A secondary survey of the ephemeral drainage was conducted in June 2020 by Lucy Macmillan and the findings were submitted to the project planner. For more detail on the setbacks please see both reports and the site plan.

vii. FARMLAND PROTECTION

No crops will be removed.

viii. FIRE SAFETY PLAN

The applicant contracted the services of Brian Elliott, Fire and Emergency Services Consulting (FESC). On-site assessments have been completed and it has been determined that the proposed project does not increase fire risk.

Please see Attachment E: "Fire Prevention Plan."

ix. GRADING AND ACCESS

Access will be provided by the existing gravel driveway off of Trinity road approximately 700' east of Highway 12. The existing gravel driveway averages a slope of 2 percent. Please see site plans for more detail on the driveway.

No grading is proposed. Should any grading be required for the project or associated infrastructure, a grading permit will be obtained.

x. HAZARDOUS MATERIALS

The applicant worked with Brian Elliott, Fire and Emergency Services Consulting (FESC) to co-develop our Hazardous Materials Plan. This plan includes the monitoring and safeguarding of all hazardous materials and the handling, tracking, transporting, storing, disposing and recalling of products containing medical cannabis and medical cannabis waste in accordance with all applicable local, state and federal laws, rules and regulations.

Please see Attachment F: "Hazardous Materials Inventory List."

xi. OUTDOOR / EXTERIOR LIGHTING PLAN

No lighting will be used for cultivation purposes at this site. The only lights on site will be for security and safety purposes, which meet all applicable requirements and regulations. This lighting shall be provided via electric or solar powered motion sensors. Proposed security lights will be motion activated or something equivalent. The security lights shall be limited to gates, corners of cultivation areas, throughout cultivation areas as needed, and auxiliary structures. All exterior lighting shall be fully shielded, downward casting, and will not spill over onto structures, other properties, or the night sky. Security lighting locations are shown on our site plan.

xii. STORMWATER MANAGEMENT PLAN

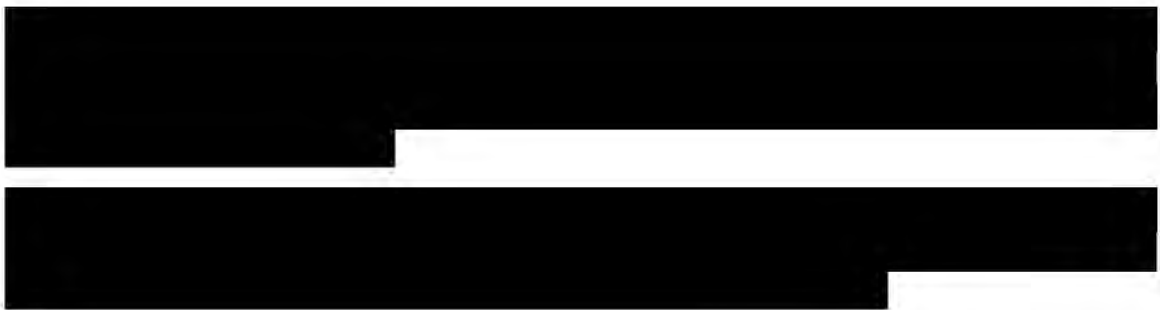
No runoff containing sediment or other cultivation byproducts shall leave the site. Irrigation at this site will primarily occur via a drip system to maximize efficiency and minimize water usage. This system will also help to prevent overwatering and runoff.

The applicant employs erosion and sediment controls and conducts annual winterization in accordance with Sonoma County Best Management Practices and the requirements of the State Water Resource Control Board (SWRCB).

xiii. SECURITY AND FENCING PLAN

Quarry Farm employs a holistic security plan focused on prevention, deterrence, and response.

The Applicant takes very seriously our responsibility to establish comprehensive and effective security measures for the continued and responsible operation of our cannabis cultivation facility.



We shall implement fences for the following purposes:

- To mark our property boundary
- To prevent vehicles from entering our cultivation site
- To keep wildlife (mainly deer and rabbits) away from our crops, landscaping, and gardens
- To keep people from entering our secured cultivation site.

All property and site fencing shall adhere to the following guidelines:

- Fencing shall not diminish the visual quality of the site or surrounding area.
- Fencing shall be visually consistent with the surrounding area.

- Fencing shall feature native vegetation

Agricultural fencing in the **Agricultural Setback** shall:

- Not exceed eight feet in height.
- Be designed with the largest openings possible, so that small animals are not excluded by the fence.
- Be constructed using smooth (not barbed) wire; or at a minimum the bottom and top wires should be smooth.

Within the **Agricultural Setback** the following vegetation shall not be removed to install fencing:

- Contiguous riparian vegetation within 200 feet of the top of bank
- Perennial or woody vegetation with a single trunk greater than 2-inches in diameter (or multi-trunk trees cumulatively greater than 5 inches in diameter) measured at a height of 4.5 feet.
- Vegetation providing direct shade to any portion of the water course.

Please see Attachment I: Fencing Plan and the site plans for further information

D. COMPLIANCE WITH CANNABIS LAND USE ORDINANCE OPERATING STANDARDS (26-88-254(G))

i. ODOR CONTROL PLAN

The Applicant takes very seriously our responsibility to establish comprehensive and effective odor mitigation strategies for the continued and responsible operation of our outdoor cannabis farm. Pursuant to industry best practices, our cultivation area shall be located with sufficient setbacks to public roadways and adjoining properties in order to mitigate odor.

Please see Attachment D: "Odor Mitigation Plan" for further details.

ii. ENERGY SOURCE USE

Energy is provided by Sonoma Clean Power pursuant to Sonoma County Code Section 26-88-254.

iii. HOURS OF OPERATION

Consistent with Sonoma County Code Section 26-88-254, cultivation and harvesting activities may occur seven days a week, 24-hours per day as needed. The applicant requests approval for deliveries and shipping activities to occur between 5am and 8pm.

iv. OUTDOOR ACTIVITY AREAS AND DISTANCE TO PROPERTY LINES

Harvesting and all other outdoor activities shall occur in compliance with all required property line setbacks. We have contracted the services of a civil engineer for the purpose of measuring the outdoor activity areas and distance to adjacent property lines. Please see site plans for further details on outdoor activity areas and distance measurements to property lines.

v. WASTE MANAGEMENT PLAN

The Applicant aims to minimize waste in our facility, there will be instances where we need to quarantine or dispose of excess, damaged, or unwanted cannabis and other waste products originating from our cultivation facility. We ensure that all cannabis is rendered unusable. All cannabis waste products are handled securely and tracked in our inventory control database. We typically compost or dispose of excess leaf and stems; waste root and stem plant biomass from harvested plants; plants that are damaged to the point of being unusable, that are diseased or contaminated, or that fail any state-mandated testing standards. Staff shall follow strict waste management protocols to prevent the diversion of cannabis, the spread of disease and contamination, and the safekeeping of all of our cannabis inventory.

Please see Attachment G: "Medical Cannabis Waste Plan."

vi. WATER SUPPLY AND MANAGEMENT PLAN

Water shall be supplied by the Northwest well drilled under permit WEL17-0247. This water will flow into a central storage facility on another adjoining parcel (APN 053-100-017, formerly 053-130-009 / 053-110-001), where storage capacity is approximately 150,000 gallons. A fire hydrant is located approximately 30' from the premise for fire services. The water line for this parcel is metered separately from other parcels. In our watering process we primarily practice zero-waste, drain to waste, top drip irrigation.

Projected water usage is 4.5 acre/feet per year. Please see Hydrogeologic reports for more information.

Emergency water is available at the fire hydrant 30' from the site and is provided by the 150,000 gallon tank.

The applicant contracted with PJC & Associates to conduct a hydrogeologic report certifying that the onsite groundwater supply is adequate to meet the proposed uses and that the operation will not result in or exacerbate an overdraft condition in the basin, result in reduction of critical flow in nearby streams, or result in well interference at off-site wells. All on-site assessments have been completed and submitted to the project planner.

vii. GROUNDWATER MONITORING EASEMENT

A groundwater monitoring easement will be provided to the onsite tank on APN 053-100-017, formerly 053-130-009 / 053-110-001, together with an access easement from Trinity Road. The tank will contain meters (3), one for each individual site being served by the tank. The sites that draw from the tank are; 053-110-076, 053-100-017 (formerly 053-130-009 / 053-110-001)1, and 053-100-016 (formerly 053-130-009). The tank shall be equipped with a meter and sounding tube or other water level sounding device and marked with a measuring reference point. Static water level and total quantity of water pumped will be recorded and reported annually. Groundwater

monitoring reports, showing a cumulative hydrograph of static water levels and the total quarterly quantities of water pumped from the well, will be submitted annually to the Permit and Resource Management Department, Project Review Division by January 31 of each year.

viii. WASTEWATER MANAGEMENT PLAN

This site will utilize a portable restroom.