

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 [\[mailto:tshore@greenbelt.org\]](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

20,000 square feet of centralized cannabis processing within a barn, under GDCE, 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 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 Calabazas 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 dehumidified 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 contaminants, 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.