

**Attachment 17 Addendum: Public Comment Received  
09-22-2021 through 1:00 PM on 09-27-2021**

**From:** [Richard R. Rudnansky](#)  
**To:** [Susan Gorin](#); [David Rabbitt](#); [Chris Coursey](#); [district4](#); [Lynda Hopkins](#)  
**Cc:** [Marcie Woychik](#); [Cannabis](#); [Scott Orr](#); [Andrew Smith](#); [Arielle Kubu-Jones](#)  
**Subject:** Board of Supervisors Meeting of September 28, 2021 /Cannabis Program Study Session / Item #24  
**Date:** Wednesday, September 22, 2021 4:24:50 PM  
**Attachments:** [Gorin Meeting Memo.pdf](#)

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Supervisors

On September 22, 2021 a group of residents from the Bennett Ridge neighborhood met with Supervisor Gore and staff members to discuss our concerns and positions regarding the County's Cannabis Program and the upcoming EIR and code amendments.

Attached for your information is a memo that was presented to Supervisor Gorin at that time.

**Please include the attached memo as part of the public record for September 28, 2021 BOS agenda item #24: Cannabis Program Study Session.**

There is also a Petition circulating on Bennett Ridge which will be provided to you prior to the meeting of September 28th.

Thank you for your anticipated attention to and consideration of our neighborhood's concerns and positions.

Richard R. Rudnansky

Bennett Ridge Resident

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## **BENNETT RIDGE CANNABIS MEMO TO SUPERVISOR GORIN**

To: Supervisor Susan Gorin  
From: Residents of the Bennett Ridge Neighborhood  
RE: Meeting re Commercial Cannabis Cultivation  
Date: September 22, 2021

We the undersigned residents of the Bennett Ridge neighborhood

1. Are in favor of an immediate moratorium on the acceptance of any new permit applications for commercial cannabis cultivation in Sonoma County until the Environmental Impact Review (EIR) process is complete, and a new ordinance has been adopted. We are also in favor of a thorough review of existing operations with regard to their compliance with current county codes and record of violations and complaints from nearby properties.
2. Are in favor of prohibiting commercial cannabis cultivation operations in Rural Residential zoning districts throughout Sonoma County, including the Bennett Ridge neighborhood. We believe that Rural Residential zones zoning districts should be excluded from commercial cannabis cultivation to preserve their rural character and reduce the risk of potential nuisances to rural residents. If Rural Residential zoning districts in general are not excluded from commercial cannabis cultivation in Sonoma County, then we are in favor a Cannabis Exclusion Combining District on Bennett Ridge.
3. Are in favor of prohibiting commercial cannabis cultivation in Bennett Valley as a whole to preserve its scenic beauty and protect its water supply, as well as to minimize other nuisances (such as undesirable odors, increased traffic, potential harm to wildlife habitat, and possible increase in crime) to area residents.
4. Are in favor of limiting ministerial permitting of commercial cannabis cultivation due to the associated loss of transparency and opportunity for public input.
5. Are in favor of prohibiting the piecemealing of multiple small cannabis applications on a single property to avoid environmental review and the conditional use permit process; we support the staff recommendation for an immediate moratorium on such applications.
6. Are in favor of prohibiting on-site cannabis consumption and other visitor-serving activities at facilities outside of urbanized areas.
7. Are in favor of increased enforcement efforts to ensure compliance with existing regulations and to process complaints against operations in a timely manner.

While we are concerned about expansions of commercial cannabis cultivation in the County generally, our comments are limited to specifics related to Bennett Ridge.

### **COMMERCIAL CANNABIS CULTIVATION IN RURAL RESIDENTIAL NEIGHBORHOODS INCONSISTENT WITH THE COUNTY GENERAL PLAN, THE COUNTY ZONING CODE, THE BENNETT VALLEY AREA PLAN AND THE BENNETT RIDGE CC&RS**

Bennett Ridge (which includes Old Bennett Ridge Road, Rollo Road, Bardy Road, and Bennett Ridge Road) is above Bennett Valley and is zoned Rural Residential. In 2018 the Board of Supervisors decided to not allow commercial cannabis cultivation in the Rural Residential Zoning District. This decision should not change.

Under the terms of the County's current General Plan and Zoning Code, the purpose of Rural Residential Zone District is to "preserve the rural character and amenities in areas best used for low-density residential development. Rural residential uses are intended to take precedence over the agricultural

uses." Cannabis cultivation is not consistent with this purpose and is simply not compatible with our rural neighborhoods

However, if the Board decides to allow commercial cannabis cultivation and operations in Rural Residential, zones, we believe an Exclusion Combining District would be in order for Bennett Ridge. In 2018 the Planning Commission that Exclusion Combining Districts are appropriate where road access is inadequate, where concentration of cannabis cultivation would be detrimental to the character of the area or where there is a significant fire hazard. Bennett Ridge clearly fits within these Exclusion Zone criteria.

Bennett Ridge is within the boundaries of the Bennett Valley Area Plan ("BVAP"). That plan emphasizes the protection of scenic resources such as Bennett Ridge and Bennett Valley. A proliferation of hoop houses or greenhouses and other structures with their attendant lighting, even if limited in scale, would violate the scenic resource protection policies in the BVAP.

The Bennett Ridge CC&Rs state "No lot shall be used except for residential purposes. Without limiting the foregoing it is specifically provided that no portion of the property shall be used for any commercial or industrial activity of any nature whatsoever." While we understand that the County does not enforce private CC&Rs, we believe that the exclusion of even commercial agricultural activity within our neighborhood strongly supports our request for an exclusion zone.

#### CANNABIS CULTIVATION IS INCOMPATIBLE WITH BENNETT RIDGE NEIGHBORHOOD FOR MULTIPLE REASONS

**Water Supply:** The sole source of water for our homes is the Bennett Ridge Mutual Water Company (BRMWC) which has two wells. The BRMWC Bylaws state that water use, "shall be limited to water for domestic purposes, for use in a swimming pool and for irrigation of not more than ten percent (10%) of the area of a parcel". There is no allowance for use of BRMWC water for any commercial purposes, including commercial cannabis cultivation. Introduction of commercial cannabis cultivation into our neighborhood would seriously impact the long-term sustainability of our domestic water supply.

**Odors:** The Bennett Ridge CC&Rs state: "No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood."

Given the proximity of the properties on the Ridge, the odor from commercial cannabis cultivation would have significant nuisance impacts on neighbors. There has been ample evidence and first hand experiences presented to the Board by those who already live near cannabis cultivation as to the significant odor which in many instances do not even allow residents to comfortably sit outside their homes. To allow commercial cannabis cultivation in the Bennett Ridge neighborhood would clearly create a nuisance and affect the quality of our life on the Ridge.

**Safety, Security, and Fire Risks:** Bennett Ridge has only one way in and out. Allowing increased traffic from commercial cultivation would not be compatible with the neighborhood and would create safety and evacuation risks not unlike those experienced in 2017 when folks on the Ridge had to evacuate due to the Nuns Fire that swiftly engulfed the Ridge. Bennett Ridge is in a high fire hazard zone. The cannabis industry is subject to home invasions and other crimes. Given that the emergency response time is over 30 minutes to the Ridge allowing any cannabis operations on the Ridge would increase the risk to the residents.



Aesthetics/Visual Impacts: The Bennett Valley Area Plan, which includes Bennett Ridge, provides that the scenic quality of the area is to be protected. Allowing commercial cannabis cultivation with its hoop houses, lighting, fences and commercial structures will clearly have an adverse impact on the bucolic setting of the Ridge and Bennett Valley. Residents on the Ridge have already been impacted by cannabis operations allowed in Bennett Valley that are clearly visible from our neighborhood. Many of us have firsthand knowledge of how commercial cannabis cultivation has destroyed the scenic beauty in other jurisdictions. Please do not let this happen in Bennett Ridge/Bennett Valley.

Code Enforcement: The County's efforts to enforce the current ordinance and abate violations have been ineffective. Although the current ordinance nominally provides enforcement and abatement mechanisms the language is vague, provides little concrete guidance, and is subject to much interpretation, to the point that it is almost unenforceable. It does not provide sufficient incentive for cannabis operations to comply with requirements, nor sufficient consequences for violations. Further, it appears that the County simply does not have the resources to monitor and enforce requirements once a permit is issued. If the County is going to allow expansion of cannabis operations that rely on permit conditions, monitoring and resident complaints to mitigate the impacts of these operations, the County must demonstrate both the will and resources for effective enforcement and abatement of violations and nuisances. If not, then for this reason alone, the County must not allow such operations anywhere near neighborhoods like Bennett Ridge.

Therefore we the undersigned residents of Bennett Ridge respectfully ask your support to keep commercial cannabis activities off of Bennett Ridge and that you also argue on our and your other constituents' behalf in favor of our points at the upcoming Board meetings.

September 22, 2021

Richard R. Rudnansky  
Rebecca Bass  
Frank Tansey  
Stephen R. Olson  
William Sirvatka  
Pete Parkinson  
Lynne Walsh  
Cathy Crowley  
David Southwick  
Ann Wendecker  
Kelly Dellinger  
Matt Walters  
Janet Walters

**From:** [Crystal Acker](#)  
**To:** [Cannabis](#)  
**Subject:** FW: Santa Barbara progress on odor.  
**Date:** Thursday, September 23, 2021 3:30:07 PM

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**From:** craigspencerharrison@gmail.com <craigspencerharrison@gmail.com>  
**Sent:** September 23, 2021 3:28 PM  
**To:** Scott Orr <Scott.Orr@sonoma-county.org>; Cannabis Complanit <CalCannabis\_Enforcement@cdfa.ca.gov>; Crystal Acker <Crystal.Acker@sonoma-county.org>  
**Subject:** Santa Barbara progress on odor.

Something to emulate in the revised ordinance.

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**From:** Santa Barbara Coalition for Responsible Cannabis <[info@sbcountycoalition.com](mailto:info@sbcountycoalition.com)>  
**Date:** September 23, 2021 at 10:28:39  
**Subject:** Learn more about our agreements with CARP Growers  
**Reply-To:** Santa Barbara Coalition for Responsible Cannabis <[info@sbcountycoalition.com](mailto:info@sbcountycoalition.com)>

[View this email in your browser](#)



Dear Friends,

By now you've likely read about the Santa Barbara Coalition for Responsible Cannabis' (Coalition) agreement with CARP Growers. We are proud of the work that we've done and the progress that we have made to resolve odor. This set of agreements is the foundation for progress that is designed to lead to the end of strong cannabis odors in any public place in Carpinteria.

First and foremost, we would like to state that this agreement is the beginning, not the end, of the Coalition's work to create a healthier and safer community. We realized that the County was not able to solve the problem of odor in the Carpinteria Valley, and that members of CARP Growers were willing to invest the time and effort to identify and adopt a new level of odor control technologies.

In addition to the binding agreements, we also negotiated a significant upgrade to the County-approved Odor Abatement Plans that CARP Growers members will submit as part of their permits that the county will enforce (with the Coalition), and a set of voluntary Community Odor Guidelines, enforceable by the Coalition. All CARP Growers have to submit, and comply with an Odor Abatement Plan that goes well above and beyond the County's standards for odor.

We worked diligently with the best interests of the community in mind and negotiated this comprehensive, enforceable set of agreements, building on the early agreements that the Coalition and others negotiated with individual growers. This is a dynamic agreement encompassing and advancing state of the art odor control detection and control technologies that evolved over time and got better. Some of the key points:

- Currently, of the 321 active licenses in the Carpinteria Valley, this agreement covers 301. That is more than 90% of the Carpinteria Valley cannabis being grown.
- Millions of dollars have already been spent on enhanced odor technology by members of CARP Growers. This was a direct result of our efforts and this agreement, with more obligated spending in the coming months and years as carbon scrubbers replace vaporized deodorants as the "best available technology" to control odor.
- The agreement requires stringent and scientific testing of odors -- at the property line of each operation. Additionally, the first round of testing of the new scrubbers will be completed by early 2022, and results will guide future technology upgrades. Assuming that these new technologies are effective --and all indications are that they will be--the agreement will result in a comprehensive upgrade in odor abatement technology throughout the valley.
- This agreement will "run with the land" (in certain cases for 5 years and in others "forever") which means that no matter who owns the property, they will be bound by this agreement, while the elements in the upgraded Model Odor Abatement Plan will run with each cannabis permit for as long as cannabis is grown or processed.
- The agreement does not require the Coalition to drop its current nuisance lawsuit, which has been tolled until testing proves, or disproves, the efficacy of the new technology. If objective analysis and testing demonstrates that odors will be controlled on site, we will settle the suit and if not, we go back to court.

This agreement took over a year to complete and reflects hard work by both the CARP Growers and the Coalition. As many of you know, we have spent significant time, energy, and resources pursuing several solutions to controlling these odors that were rejected by the County of Santa Barbara. We recognize that there is much more work to be done both in the South County and the North where the grows are open and some scaled to more than 50 acres. Monitoring and enforcement will - of course - be an issue and Nuisance is always a legal option for the community's use against growers who are not part of, or that fail to honor, this contract.

This agreement also does not affect the County's ongoing obligations to enforce the code, particularly as it relates to non-compliant grows or grows with multiple complaints. In the end, we will continue to fight and advance the conversation around cannabis, and welcome those who want to participate respectfully.

While we know that this agreement will not solve all the issues, we are very confident that it will put in place protocols to eliminate nuisance odors affecting neighbors, schools and others in the surrounding community.

We want to also take this opportunity to thank all our supporters and all our donors. We cannot do this work without you.

Thank you so much for your continued support.

Stay Safe,

Santa Barbara Coalition for Responsible Cannabis

[LEARN MORE ABOUT THE AGREEMENTS](#)

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[www.sbcountycoalition.com](http://www.sbcountycoalition.com)

**Our mailing address is:**

PO Box 278  
Santa Barbara, CA 93102

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**From:** [Richard R. Rudnansky](#)  
**To:** [Susan Gorin](#); [David Rabbitt](#); [Chris Coursey](#); [district4](#); [Lynda Hopkins](#)  
**Cc:** [Marcie Woychik](#); [Cannabis](#); [Scott Orr](#); [Andrew Smith](#); [Arielle Kubu-Jones](#); [Hannah Whitman](#)  
**Subject:** COMMENTS: Board of Supervisors Meeting of September 28, 2021 /Cannabis Program Study Session / Item #24  
**Date:** Friday, September 24, 2021 3:10:08 PM  
**Attachments:** [BOS Memo 9-28-21.pdf](#)

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Supervisors and Staff

Please find attached a memo setting forth my concerns and requests with respect to the upcoming Cannabis Program Study Session on September 28, 2021.

**I request that the attached memo be included and made part of the public record on this matter.**

Thank you for you attention and consideration

Richard R. Rudnansky  
Bennett Ridge Resident

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TO: Members of the Sonoma County Board of Supervisors

FROM: Richard R. Rudnansky

RE: **September 28, 2021 Agenda Item # 24 / Cannabis Program Update Study Session**

**PLEASE INCLUDE THIS MEMO AS PART OF THE PUBLIC RECORD ON THIS MATTER**

My wife and I are longtime residents of the Bennett Ridge neighborhood which is in the Rural Residential zoning district and consists of Old Bennett Ridge Road, Rollo Road, Bardy Road and Bennett Ridge Road. The Ridge overlooks Bennett Valley. We are:

- (1) Opposed to any commercial cannabis cultivation (including cottage size) in the Rural Residential zoning districts and specifically in our Bennett Ridge neighborhood.
- (2) Opposed to any further expansion of commercial cannabis cultivation in scenic corridors and specifically Bennett Valley
- (3) Opposed to ministerial permits on properties near residential neighborhoods and in scenic corridors. If there is any ministerial permits there should be transparency, notice, rights of appeal to the Board of Supervisors
- (4) In favor of an immediate moratorium on the acceptance of any new applications for commercial cannabis cultivation until the Environmental Impact Report and new ordinance have been adopted and in effect.
- (5) Opposed to any on-site cannabis consumption and other visitor-serving activities at facilities outside of urbanized areas
- (6) In favor of increased, timely and more effective enforcement with real consequences to violators

**NO CULTIVATION IN RURAL RESIDENTIAL ZONING DISTRICTS**

It is clear that any type of commercial cannabis cultivation (including cottage size) is incompatible with rural residential neighborhoods. I will not go into all the reasons in this memo but would direct you to and ask that you please read the memo to Susan Gorin and petition from the Bennett Ridge neighborhood previously provided to you in addition to other comments and testimony.

In 2018 the BOS prohibited cultivation in the Rural Residential zoning districts. That was the right decision then and it is the right decision now. Cultivation was incompatible then and after years of complaints and violations by growers and lack of effective enforcement it is even clearer that it is incompatible now. Please listen to the large majority of rural neighborhood residents and do not go backwards. If you want to solve the myriad of problems that this activity creates the simple solution is to prohibit all forms of commercial cannabis cultivation in the Rural Residential zoning districts and far away from rural residential neighborhoods.

**EXCLUSION COMBINING DISTRICTS**

Although we are opposed to allowing cultivation in the Rural Residential zoning districts, if somehow somehow the BOS thinks it is a good idea to allow cultivation in the Rural Residential zoning districts then Bennett Ridge must be placed in an Exclusion Combining District either before or at the time of the adoption of the new ordinance. Such neighborhoods should not be made to later apply for such status. The BOS should not put on rural residential neighborhoods the burden of costs, possibly contentious processes or uncertain outcomes.

Again, clearly the cleanest, safest and best mechanism to protect rural residential neighborhoods is to merely prohibit all forms of commercial cannabis cultivation in the Rural Residential zoning district and specifically Bennett Ridge.



## **OPPOSED TO AND FURTHER EXPANSION OF COMMERCIAL CANNABIS CULTIVATION IN SCENIC CORRIDORS LIKE BENNETT VALLEY**

Bennett Ridge is within the boundaries of the Bennett Valley Area Plan (BVAP) which emphasizes, among other things, the protection of scenic resources such as Bennett Ridge and Bennett Valley. A proliferation of hoop houses, greenhouses, and other structures with their attendant lighting, even if limited in scale would violate the scenic resources protection policies in the BVAP and destroy the bucolic nature of Bennett Ridge and Bennett Valley.

Many of us have firsthand knowledge of how commercial cannabis cultivation has destroyed the scenic beauty in other jurisdictions. I personally have witnessed the utter destruction of a once beautiful valley in Oregon when cannabis cultivation was allowed. Is this really what you as a Board want to happen to Sonoma County? Is this what you want to be known for years from now? Serious questions.

Residents of Bennett Ridge and Bennett Valley have already seen such effects. Under a strained interpretation of the multi-tenant provision in the ordinance, the County has already allowed multiple grows on a single parcel in aggregate of over 40,000 feet which is approximately four times the allowed size without a conditional use permit or CEQA review. It is visible from Bennett Ridge, Bennett Valley the North Sonoma Mountain Regional Park. The visual impact along with increased traffic, safety concerns, odor, impact on water supplies, fire risks and lack of effective code enforcement are all sufficient reasons to prohibit cannabis cultivation on Bennett Ridge and expansion of cultivation in Bennett Valley. Enough is enough. The solution: Do not allow commercial cannabis cultivation anywhere near residential neighborhoods like Bennett Ridge and scenic corridors like Bennett Valley.

## **NEED FOR MORE EFFECTIVE AND TIMELY ENFORCEMENT OF VIOLATIONS**

Whether it is due to lack of staff resources, lack of will, special allowances to the cannabis industry, tortured interpretation of vague provisions in the current ordinance, lack of clear guidelines, lack of incentives for compliance and/or insignificant consequences for violations, it is clear that the County's efforts to enforce the current ordinance and abate nuisances has been ineffective. Without remedying these issues enforcement will continue to be a problem.

Since compatibility with rural residential neighborhoods is a major issue and because most enforcement is triggered by complaints, again the simple common sense solution is to prohibit all forms of commercial cannabis cultivation and other cannabis activities anywhere near rural residential neighborhoods like Bennett Ridge and scenic corridors like Bennett Valley.

## **MINISTERIAL PERMITS**

Although I understand that the Board wants to make it easier on staff, applicants and itself, the current provisions of the ordinance do not adequately take into account the concerns of and impacts on residential neighborhoods. Section 26-88-254(f) (2) specifically states that multi-tenant grows are allowed provided that *"the aggregate cultivation area does not exceed the maximum area allowed for the cultivation type and parcel size in compliance with Table 1A-D Allowed Cannabis Uses and Permit Requirements"*. Recognized rules of interpretation provide that every provision of an ordinance is to be read so it is internally consistent with the entire ordinance as a whole. So even if the provision required some interpretation and the rules of interpretation had been applied, the past approvals of multiple permits on the same parcel resulting in "aggregate" cultivation areas exceeding that which are allowed under Table 1A-D are problematic, a violation of CEQA and subject to challenge. I was glad to see the Board adopt the interim moratorium which paused this provision. I am hopeful that any new provision will not be written, interpreted or used to circumvent the need for environmental review or the need for a conditional use process per other provisions of the ordinance. The problem with the ministerial

permits from neighborhood residents' perspective is that it does not allow for adequate environmental review, notice to neighborhoods or rights of appeal to the Board. Again, the solution: Do not allow commercial cannabis cultivation anywhere near neighborhoods like Bennett Ridge or scenic corridors like Bennett Valley.

#### **NO ON-SITE CANNABIS USE**

Please prohibit any on-site cannabis consumption and other visitor-serving activities at facilities. There have been some comparisons made between tasting rooms at wineries and suggested on-site consumption of cannabis at cannabis facilities. I agree that drunk drivers, on our rural and sometimes winding roads where wineries are located are a problem. Why make it worse by having stoned drivers on these roads as well. In that regard not every person that tastes wine intends to or does get high. Can that be said of the folks that consume cannabis? Therefore, please prohibit on-site consumption at any facilities particularly in or near rural areas where wineries, winding roads or heavy traffic exist.

#### **MORATORIUM**

Please place on an agenda as soon as possible consideration of an immediate moratorium on the acceptance of any new applications for commercial cannabis cultivation until the Environmental Impact Report and new ordinance have been adopted and in effect.

In my view and many others views, the reason that there has been so many problems and concerns on all sides with the County's cannabis program and ordinance was the prior Board's rush to adopt an ordinance without the necessary CEQA review and without any historical perspective of the problems other jurisdictions encountered that had such ordinances in place for some time.

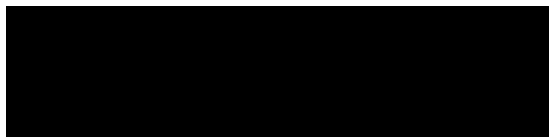
I am pleased that the County is now taking steps to do an EIR and clean up the ordinance but in the meantime a moratorium for all new applications should be put in place. The "mom and pop" farms that the Board said they wanted to "bring out of the shadows" have had over 3 years to apply for a permit and any larger growers (many of which have no ties to the county) whose operations will have significant environmental impacts, should not be allowed to apply until the EIR is adopted. After all, isn't that the reason for the EIR? How does such a moratorium hurt anyone in the pipeline who would be allowed to continue to pursue their permits? If there is concern about the rules or requirements changing, then if they get there permits they could be considered legal non-conforming uses. Therefore, please place on a future agenda as soon as possible consideration of a moratorium on all new cannabis applications until the EIR and new ordinance are complete and in effect.

#### **CONCLUSION**

I understand that the BOS faces some difficult decisions regarding cannabis. However, as mentioned above the solution to most problems related to a County cannabis program is to simply keep commercial cannabis cultivation of any kind and other cannabis operations far away from and not visible to residential neighborhoods and scenic corridors. Specifically, as a resident of Bennett Ridge, I respectfully request that you prohibit any form of cannabis cultivation and other cannabis type operations on Bennett Ridge by prohibiting such activities in Rural Residential zoning districts or, at the very least, place Bennett Ridge and Bennett Valley in an Exclusion Combining District.

Thank you in advance for anticipated attention and consideration.

Richard R. Rudnansky  
Bennett Ridge Resident





**From:** [aldean.noethig](#)  
**To:** [Cannabis](#)  
**Subject:** CANNABIS ZONING  
**Date:** Saturday, September 25, 2021 10:59:05 AM

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WHY ARE YOU PEOPLE STILL RUNNING THIS CANNABIS THING. WE HAVE A VERY BIG PROBLEM WITH WATER OR THE LACK THEREOF!!! CANNABIS TAKES MORE WATER THAN YOUR BELOVED GRAPES. PERSONALLY, I FEEL YOU SHOULD BE MORE CONCERNED WITH YOUR NORMAL PEOPLE RATHER THAN THE WINE DRINKING, CANNABIS SMOKING!!! YOU HAVE WASTED SO MUCH TIME AND MONEY ON THIS AND JUST KEEP ON RUNNING THE PLAY. START THINKING ABOUT WATER AND THE FACT THAT LAST TIME I LOOKED EVERYONE IN SONOMA COUNTY IS ON WATER RATIONING!!!!

THE MONEY IS THE SOURCE OF THE PROBLEM. YOU WANT IT AND YOU ARE NOT GETTING IT!! JUST START THINKING ABOUT THE PEOPLE THAT VOTED FOR YOU AND NOT THE ONES THAT "DONATE" TO YOUR CAMPAIGN.

A VERY VERY CONCERNED VOTER!

ALDEAN NOETHIG  
1318 GARDEN LANE  
SEBASTOPOL, CA

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**From:** [Ian Ramos](#)  
**To:** [Cannabis](#); [Lynda Hopkins](#); [Leo Chyi](#)  
**Subject:** Cannabis  
**Date:** Saturday, September 25, 2021 3:47:05 PM

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**Respectfully, limit cannabis cultivation and processing to areas that do not create noise and odor nuisances for residents, are not in public view, are not in impaired watersheds and do not impact wildfire or public safety such as high fire risk zones or areas without legal fire safe roads.**

**Permit cannabis processing only on designated commercial and industrial zoned land. New ordinances must be science-based to ensure cannabis operation permitting does not create negative individual or cumulative impacts.**

**There is the need to use scientific analyses to assess:**

- Odor impacts to establish setbacks
- Impacts on water supply and wells
- Narrow roads
- Shared roads
- Fire safety, Fire Safe Roads

**Other areas of concern:**

- Improved enforcement
- Canna-tourism
- Public safety
- Aesthetics (visual blight from plastic hoop houses and greenhouses that resemble self-storage units)

**I strongly believe that our county does not need more cannabis!! Not only is California experiencing years of drought and water mismanagement, cannabis is connected with crime. I am completely opposed to growing, selling and consuming cannabis as it is an addictive, psychoactive and gateway drug. Cannabis use risks and harms outweigh any possible benefits. If unfortunately there is going to be cannabis grown in our county, I urge clear and restrictive limitations on its cultivation and sales.**

**Thank you,  
Michelle Ramos  
Sebastopol Resident**

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**From:** [no-reply@sonoma-county.org](mailto:no-reply@sonoma-county.org)  
**To:** [Cannabis](#)  
**Subject:** Comments: Marijuana logo  
**Date:** Sunday, September 26, 2021 8:27:26 AM

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Sent To: County of Sonoma  
Topic: Comments  
Subject: Marijuana logo  
Message: Ms. Acker et al:

The marijuana leaf logo that graces your department is offensive. It tries to give legitimacy to an otherwise very illegitimate & unwanted entity in our county. You are a local government agency, and it is so inappropriate.

The rest if the city of Santa Rosa then, might as well follow suit, and replace the rose logo with the marijuana logo.

The county & city have chosen to follow some Steve King-like pied piper, abandoning all common sense & care for the people of Sonoma County.

Ann Storms

Sender's Name: Ann Storms  
Sender's Email: [storms@sonic.net](mailto:storms@sonic.net)  
Sender's Home Phone: 7075230705  
Sender's Address:  
5 Creekside Ct.  
Santa Rosa, CA 95405

**From:** [Cal Lewis](#)  
**To:** [Susan Gorin](#); [james@supervisorjamesgore.com](mailto:james@supervisorjamesgore.com)  
**Cc:** [Cannabis](#)  
**Subject:** BOS" 9/28 mtg  
**Date:** Sunday, September 26, 2021 6:39:39 PM

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How can the BOS proceed with even considering issuance of more cannabis permits of any type when you are already attempting to convince County residents to conserve/reduce their consumption of water? Cannabis grows require water. Aren't the BOS also looking at getting the State to REDUCE the number of "new homes to be built" due to their projected negative impact on our limited (and currently shrinking) underground water supply? Where are your priorities going to be focused on pertaining to the issue due of ongoing water consumption?

BEFORE obtaining water from wells, commercial grows MUST address the impact by looking-forward regarding their water consumption on the aquifer they want to tap into, the impact of their daily drawdown rates and usage on that aquifer, as well as their impact on surrounding wells already using that aquifer.

If trucking in water is to be considered a viable option, the increased traffic impact and the potential for deterioration of roads originally constructed for residential use MUST be addressed.

Please keep me informed as to your positions and recommendations pertaining to the multi-tenant permitting issue and how each of you propose the BOS proceed.

Thank you - Cal Lewis  
5321 Wilshire Drive  
Santa Rosa 95404  
707-528-9617

Sent from [Mail](#) for Windows

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**From:** [Christine Peterson](#)  
**To:** [Susan Gorin](#); [Arielle Kubu-Jones](#); [Cannabis](#)  
**Subject:** BOS meeting Sept. 28th  
**Date:** Sunday, September 26, 2021 9:43:36 AM

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Howdy!

I would like to speak to the discussion around the issues that need to be addressed in the EIR to be discussed at this meeting.

Simply, the entire process of planning and permitting cannabis in Sonoma County has been fraught with starts and stops and half measures.

If nothing else, please include EVERY concern in this EIR so you can finally have a tool for transparent decision making. I am sure your planning department would laud you for giving them this solid guidance and protection.

Christine Peterson  
5785 St. Helena Road, SR

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**From:** [craigspencerharrison@gmail.com](mailto:craigspencerharrison@gmail.com)  
**To:** [David Rabbitt](#); [Andrea Krout](#)  
**Cc:** [Scott Orr](#); [Crystal Acker](#); [Cannabis](#)  
**Subject:** Cannabis Study Session, September 28, 2021  
**Date:** Sunday, September 26, 2021 10:57:16 AM

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Dear David:

An overall goal of the revised cannabis program should be to reduce the angst and simmering hostility between growers and neighborhoods. After five years, it should be evident that the needs and desires of these groups are fundamentally incompatible. Identifying exclusion zones where cannabis cannot be grown or processed is a first priority. There are many easily-identifiable areas where resistance to cultivation is strong, and carving them out of the permitting system would lower temperatures considerably. Inclusion zones where permitting could be expedited should be identified, especially in commercially-zoned parcels. If we need more commercially-zoned parcels, PRMD should begin the rezoning process.

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The EIR's project description must include detailed descriptions of how cannabis is grown, including the differences between indoor, mixed light, and outdoor. What chemicals are used in plastic pots and geo pots? Is any local soil used? How and why is light used? How many crops are harvested annually for different types of grows? Can we quantify the use of shelving for indoor grows to increase production? Which varieties are not pungent? This basic information is vital to intelligent regulation.

The project description needs a detailed explanation of canna-tourism, including special events.

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Map all roads that do not meet Board of Forestry minimum standards for width or dead-end length.

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Map all community separators.



Map all high and very high fire risk zones.

Analyze visual blight from plastic hoop houses and greenhouses that resemble self-storage units.

Analyze cumulative energy use, including use in greenhouses, hoop houses, and vehicle miles traveled. CEQA guideline § 15126.2(b) treats “wasteful, inefficient, or unnecessary” energy consumption as a significant environmental impact. This pertains to hoop houses and indoor.

Identify any relocation, construction, or upgrade of electric distribution lines.

Analyze how canna-tourism might impact the current revenue from the Transit Occupancy Tax. Napa County decided that canna-tourism would undermine existing tourism and harm its tax base.

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**To:** [district3](#)  
**Cc:** [Scott Orr](#); [Crystal Acker](#); [Cannabis](#)  
**Subject:** Cannabis Study Session, September 28, 2021  
**Date:** Sunday, September 26, 2021 10:57:41 AM

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**To:** [district4](#)  
**Cc:** [Scott Orr](#); [Crystal Acker](#); [Cannabis](#)  
**Subject:** RE: Cannabis Study Session, September 28, 2021  
**Date:** Sunday, September 26, 2021 10:58:25 AM

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Dear James:

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**From:** [craigspencerharrison@gmail.com](mailto:craigspencerharrison@gmail.com)  
**To:** [Lynda Hopkins](#)  
**Cc:** [Scott Orr](#); [Crystal Acker](#); [Cannabis](#)  
**Subject:** Cannabis Study Session, September 28, 2021  
**Date:** Sunday, September 26, 2021 10:58:52 AM

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**To:** [Susan Gorin](#); [Arielle Kubu-Jones](#)  
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**Subject:** Cannabis Study Session, September 28, 2021  
**Date:** Sunday, September 26, 2021 10:55:00 AM

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We need an objective analysis of the implementation of the current ordinance, which is criticized by everyone. The failure to invoke the current ordinance's protections for the environment and neighbors (e.g., setbacks are construed to be the maximum, not the minimum; the health and safety requirements in § 26-88-250 are ignored) suggests that any mitigations in a revised ordinance would be ineffective and subject to legal challenge.

The EIR's project description must include detailed descriptions of how cannabis is grown, including the differences between indoor, mixed light, and outdoor. What chemicals are used in plastic pots and geo pots? Is any local soil used? How and why is light used? How many crops are harvested annually for different types of grows? Can we quantify the use of shelving for indoor grows to increase production? Which varieties are not pungent? This basic information is vital to intelligent regulation.

The project description needs a detailed explanation of canna-tourism, including special events.

### **Analyses and Information Needed in the EIR.**

Scientifically analyze water supplies for all water zones and surface water, and account for prolonged drought and hotter weather. Include projected water needs for the next 20 years for residences, agriculture, cannabis, commercial, and industrial uses.

Use scientific measurements (e.g., olfactometers) to assess odor over an entire growing season, including cumulative effects on air quality at various distances from the cultivation site. Use scientific analyses, including air quality modeling, to establish setbacks for outdoor cultivation.

Map all private roads with shared access.

Map all roads that do not meet Board of Forestry minimum standards for width or dead-end length.

Map the locations of all sensitive receptors, including schools, parks, and retirement homes.

Map all community separators.

Map all high and very high fire risk zones.

Analyze visual blight from plastic hoop houses and greenhouses that resemble self-storage units.

Analyze cumulative energy use, including use in greenhouses, hoop houses, and vehicle miles traveled. CEQA guideline § 15126.2(b) treats “wasteful, inefficient, or unnecessary” energy consumption as a significant environmental impact. This pertains to hoop houses and indoor.

Identify any relocation, construction, or upgrade of electric distribution lines.

Analyze how canna-tourism might impact the current revenue from the Transit Occupancy Tax. Napa County decided that canna-tourism would undermine existing tourism and harm its tax base.

Analyze the following conflicts with or violations of the General Plan and area plans:

- Goal AR-6 in the General Plan, Agricultural Element (no special events in Ag zones ).
- Objective LU-4.1 in the General Plan (p. LU-35) (Assure that development occurs only where physical public services and infrastructure, including school and park facilities, **public safety**, access and response times, water and wastewater management systems, drainage, and roads are planned to be available in time to serve the projected development.)
- Land Use Policy 3 in Bennett Valley Area Plan (Development shall **be coordinated with the public's ability to provide** schools, fire, **police** and other needed services.)
- Policy LU-7d in the General Plan (p. LU-44) (**Avoid** new commercial, industrial, and residential land use designations in areas subject to "**high**" or "**very high**" fire **hazards**, as identified in the Public Safety Element).

Finally, the growers’ complaint that growing cannabis should be treated like growing tomatoes or apples should be recognized as for what it really is. They want to be burdened by no regulations--county, state, or federal. There is no chance that this will happen.

I look forward to opportunities to insure that these issues are fully analyzed in the EIR.

Sincerely,

Craig S. Harrison  
Bennett Valley

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**Warning:** If you don’t know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

**From:** [Deborah Eppstein](#)  
**To:** [Craig Harrison](#)  
**Cc:** [Susan Gorin](#); [Arielle Kubu-Jones](#); [Scott Orr](#); [Crystal Acker](#); [Cannabis](#)  
**Subject:** Re: Cannabis Study Session, September 28, 2021  
**Date:** Sunday, September 26, 2021 11:45:08 AM

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Excellent letter. Did you send to the other supes?

On Sep 26, 2021, at 10:54 AM, <[craigspencerharrison@gmail.com](mailto:craigspencerharrison@gmail.com)>  
<[craigspencerharrison@gmail.com](mailto:craigspencerharrison@gmail.com)> wrote:

Dear Susan:

An overall goal of the revised cannabis program should be to reduce the angst and simmering hostility between growers and neighborhoods. After five years, it should be evident that the needs and desires of these groups are fundamentally incompatible. Identifying exclusion zones where cannabis cannot be grown or processed is a first priority. There are many easily-identifiable areas where resistance to cultivation is strong, and carving them out of the permitting system would lower temperatures considerably. Inclusion zones where permitting could be expedited should be identified, especially in commercially-zoned parcels. If we need more commercially-zoned parcels, PRMD should begin the rezoning process.

Continuing to allow cannabis cultivation in scattered pockets all over the county is the worst possible policy, and will continue the current program's manifest failures. Continued conflicts would needlessly consume the time of supervisors and county staff. Albert Einstein observed that "insanity is doing the same thing over and over again and expecting different results."

I provide below my perspective on what needs to be included in a successful EIR. An unsuccessful EIR could tie up the county and the cannabis industry in litigation for years.

**Background Information.** The county has been flying blind on fundamental aspects of the industry that it is regulating since the inception of the cannabis program. In 2018, I asked Tim Ricard for the county's background reports and studies that describe how the cannabis industry operates. He replied that there were none. Without objective information, staff apparently relies on self-serving opinions from the cannabis industry. The current multi-tenant ministerial permit problems are one result of staff relying on companies such as Cannacraft and Sparc for information. Of course they game the system for their own financial advantage, and mislead staff at every opportunity.

Ignorance on the part of regulators is rarely a recipe for a successful program. I represented industry for decades on EPA's national environmental regulatory programs. The first thing EPA did whenever it regulated a new industry or

different aspects of an already-regulated industry was to educate its staff. It hired consultants to explain how that industry worked, especially its engineering and economic aspects. Understanding facilitated intelligent regulation.

Supervisors, county staff, and residents would benefit from robust financial and economic analyses of grows of various sizes and types (outdoor; indoor; mixed light) to estimate the number of acres or projects that the county might permit. The County needs to project the maximum number of projects and their cumulative impacts.

Supervisors, county staff, and residents would benefit from an analysis of the extent to which legal grows replaced illegal grows since 2016--the premise of the 2016 MND. No current grows in Bennett Valley existed before 2017. Is this the case throughout the county?

Can outdoor cultivation in Sonoma County survive economically? Prices are in freefall due to an overabundance of product that many industry experts think is the new normal. Every high school dropout can't get rich growing a plant that is so easy to grow it's called "weed." Growers assert that some consumers prefer pot grown in Sonoma County, suggesting an appellation designation will improve local prices. Under Bus. & Prof Code § 26063(c), an appellation of origin "requires the practice of planting in the ground in the canopy area and excludes the practices of using structures, including a greenhouse, hoop house, glasshouse, conservatory, hothouse, and any similar structure, and any artificial light in the canopy area." Very few growers meet these requirements. Most growers use hoop houses, artificial light, and pots. The county needs to analyze this situation. Inflicting negative impacts on neighborhoods and the environment to promote uneconomic outdoor cultivation makes no sense.

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Finally, the growers' complaint that growing cannabis should be treated like growing tomatoes or apples should be recognized as for what it really is. They want to be burdened by no regulations--county, state, or federal. There is no chance that this will happen.

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Sincerely,

Craig S. Harrison  
Bennett Valley

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**From:** [Deborah Eppstein](#)  
**To:** [Susan Gorin](#)  
**Cc:** [Arielle Kubu-Jones](#); [Cannabis](#); [Scott Orr](#); [Crystal Acker](#)  
**Subject:** Cannabis Study Session September 28, 2021  
**Date:** Sunday, September 26, 2021 4:15:22 PM

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Dear Susan,

As you prepare for the cannabis program study session for September 28, I want to reiterate a few important points for your consideration.

- 1) The past 4 years have clearly shown that the current ordinance is severely flawed, both for residents and growers. Residents who thought they were living in peaceful areas were abruptly subjected to commercial cannabis operations starting up next door, with minimal setbacks and often on shared narrow private roads, 24/7 activity, overpowering stench for many months of the year, safety concerns and fear of wells going dry. Cannabis operators have been frustrated by slow and costly review, and opposition from neighbors.
- 2) It is very apparent that cannabis cultivation and processing operations do not belong near residents, or in other areas with poor water availability, unsafe access roads or shared private roads, high fire risk, long sheriff response time, or with negative visual impacts on scenic vistas, parks or Community Separators.
- 3) The location of both Exclusion Zones and Inclusion Zones should be carefully analyzed in the EIR. If properly done, this would benefit residents, growers, and the county as a whole.

**Exclusion Zones** should be created that prohibit cannabis operations in areas near any residents, or with poor water availability, unsafe including dead-end access roads or shared private roads, high fire risk, long sheriff response time, or negative visual impacts on scenic vistas, parks or Community Separators. This would remove the current and future threat of destruction of residents' ability to enjoy their property, loss of property value and the constant angst that this could change their lives beyond their control at any time. We have enough of angst already from wildfires and drought.

In addition to County specified areas, residents should also have the ability to declare an area an Exclusion Zone similar to what occurs for Vacation Rentals.

**Inclusion Zones** should be created away from all of the above areas, in commercial or industrial zones, or within large agricultural regions that avoid the

above areas. A streamlined approval process could be established for these Inclusion Zones. These zones could also be used to grow cannabis that meets the state appellation requirements that growers say they want, which require that it be grown in the ground (not in soil bags) with no hoop houses or other structures and no artificial light. Most cannabis grown in Sonoma County does not meet these requirements to allow it to be declared the Sonoma County Appellation.

The EIR analysis likely will determine that many current cannabis operations are not in suitable areas and their permits should not be renewed at those sites, but they could be offered an expedited approval process within an Inclusion Zone.

3) Prior to the EIR being completed, we need to stop issuing and renewing permits that are in violation of the current cannabis ordinance, including the Health and Safety Clause.

a) After 4 years of cannabis cultivation, the County knows very well that the current minimum setbacks of 100 ft from neighbors' property line or 300 ft from their homes are woefully inadequate. We know from scientific studies that cannabis odors travel over 3000 ft. The EIR and new ordinance recently completed by Yolo County specified a minimum setback of 1000 ft, which could be more dependent on winds, etc, to prevent odor from causing a nuisance. Odors occur for ~4 months per harvest, thus extending to year round with growers seeking multiple harvests with use of hoop houses.

b) The ministerial permit process has been abused by both growers and the County. However, even if conducted per the ordinance for small growers with a cumulative of 10,000 sf cultivation per parcel, it has an inherent conflict in allowing cultivation 100 ft from neighbors' property line or 300 ft from their homes with no ability for the County to require a longer setback. This leads to violation of the Health and Safety Clause § 26-88-250(f) in creating huge public nuisance including odor, traffic, noise and safety of neighbors. The County is acutely aware of this problem, and no ministerial permits should be issued or renewed that do not have sufficient setbacks to avoid such public nuisance of neighbors.

c) The CUP process theoretically allows the County to require longer setbacks to avoid public nuisance to neighbors of odor, traffic, noise and safety. However the County has treated the minimum setbacks as sufficient, and not required the larger setbacks needed to prevent such nuisances, leading to violation of the Health and Safety Clause.

Scientific studies have shown that the only mitigation of odor from outside cultivation is distance. Unless the County agrees to require 1000 ft minimum setbacks, it should put a pause on issuing or renewing cannabis cultivation or processing permits until the EIR is completed. Otherwise it will continue to violate the Health and Safety Clause, obliterating rights of neighbors. Even the state Department of Cannabis Control (DCC) wanted to know how the County would

ensure no significant impact of odor on residents.

4) Prior to the full Countywide water analysis of the EIR being completed, we need to pause granting new cannabis cultivation permits. We are in severe drought, and experts predict that our new normal will be a hotter and drier climate. With less water, we need to fully understand water needs for all residential, agriculture, cannabis, other commercial and industrial uses, present and projected for next 20 years. We need to account for the inter-relatedness of surface and ground water across all water zones as requested by the Department fo Cannabis Control. It is both irresponsible as well as unfair to current water users to allow a new, water-thirsty industry to expand when others are required to cut back due to water shortage.

5) It is very challenging to provide a draft ordinance to form the basis for the EIR prior to completion of the EIR. It must be informed by available data as much as possible, including water availability, fire risk zones, state law including fire safe road regulations, available scientific data on odor and setbacks , in conjunction with data on cannabis cultivation and processing, including water and energy requirements for various types of cultivation, and impact on wastewater and landfills.

Thank you for your work to ensure that both the upcoming EIR is properly conducted, as well as addressing the water crisis and other issues including Health and Safety with the ongoing cannabis ordinance.

With best regards,  
Deborah Eppstein  
Cougar Lane  
801-556-5004

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**From:** [Deborah Eppstein](#)  
**To:** [Chris Coursey](#)  
**Cc:** [Sean Hamlin](#); [Scott Orr](#); [Crystal Acker](#); [Cannabis](#)  
**Subject:** Cannabis Study Session September 28, 2021  
**Date:** Sunday, September 26, 2021 4:17:44 PM

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Dear Chris,

As you prepare for the cannabis program study session for September 28, I want to reiterate a few important points for your consideration.

- 1) The past 4 years have clearly shown that the current ordinance is severely flawed, both for residents and growers. Residents who thought they were living in peaceful areas were abruptly subjected to commercial cannabis operations starting up next door, with minimal setbacks and often on shared narrow private roads, 24/7 activity, overpowering stench for many months of the year, safety concerns and fear of wells going dry. Cannabis operators have been frustrated by slow and costly review, and opposition from neighbors.
- 2) It is very apparent that cannabis cultivation and processing operations do not belong near residents, or in other areas with poor water availability, unsafe access roads or shared private roads, high fire risk, long sheriff response time, or with negative visual impacts on scenic vistas, parks or Community Separators.
- 3) The location of both Exclusion Zones and Inclusion Zones should be carefully analyzed in the EIR. If properly done, this would benefit residents, growers, and the county as a whole.

**Exclusion Zones** should be created that prohibit cannabis operations in areas near any residents, or with poor water availability, unsafe including dead-end access roads or shared private roads, high fire risk, long sheriff response time, or negative visual impacts on scenic vistas, parks or Community Separators. This would remove the current and future threat of destruction of residents' ability to enjoy their property, loss of property value and the constant angst that this could change their lives beyond their control at any time. We have enough of angst already from wildfires and drought.

In addition to County specified areas, residents should also have the ability to declare an area an Exclusion Zone similar to what occurs for Vacation Rentals.

**Inclusion Zones** should be created away from all of the above areas, in commercial or industrial zones, or within large agricultural regions that avoid the

above areas. A streamlined approval process could be established for these Inclusion Zones. These zones could also be used to grow cannabis that meets the state appellation requirements that growers say they want, which require that it be grown in the ground (not in soil bags) with no hoop houses or other structures and no artificial light. Most cannabis grown in Sonoma County does not meet these requirements to allow it to be declared the Sonoma County Appellation.

The EIR analysis likely will determine that many current cannabis operations are not in suitable areas and their permits should not be renewed at those sites, but they could be offered an expedited approval process within an Inclusion Zone.

3) Prior to the EIR being completed, we need to stop issuing and renewing permits that are in violation of the current cannabis ordinance, including the Health and Safety Clause.

a) After 4 years of cannabis cultivation, the County knows very well that the current minimum setbacks of 100 ft from neighbors' property line or 300 ft from their homes are woefully inadequate. We know from scientific studies that cannabis odors travel over 3000 ft. The EIR and new ordinance recently completed by Yolo County specified a minimum setback of 1000 ft, which could be more dependent on winds, etc, to prevent odor from causing a nuisance. Odors occur for ~4 months per harvest, thus extending to year round with growers seeking multiple harvests with use of hoop houses.

b) The ministerial permit process has been abused by both growers and the County. However, even if conducted per the ordinance for small growers with a cumulative of 10,000 sf cultivation per parcel, it has an inherent conflict in allowing cultivation 100 ft from neighbors' property line or 300 ft from their homes with no ability for the County to require a longer setback. This leads to violation of the Health and Safety Clause § 26-88-250(f) in creating huge public nuisance including odor, traffic, noise and safety of neighbors. The County is acutely aware of this problem, and no ministerial permits should be issued or renewed that do not have sufficient setbacks to avoid such public nuisance of neighbors.

c) The CUP process theoretically allows the County to require longer setbacks to avoid public nuisance to neighbors of odor, traffic, noise and safety. However the County has treated the minimum setbacks as sufficient, and not required the larger setbacks needed to prevent such nuisances, leading to violation of the Health and Safety Clause.

Scientific studies have shown that the only mitigation of odor from outside cultivation is distance. Unless the County agrees to require 1000 ft minimum setbacks, it should put a pause on issuing or renewing cannabis cultivation or processing permits until the EIR is completed. Otherwise it will continue to violate the Health and Safety Clause, obliterating rights of neighbors. Even the state Department of Cannabis Control (DCC) wanted to know how the County would

ensure no significant impact of odor on residents.

4) Prior to the full Countywide water analysis of the EIR being completed, we need to pause granting new cannabis cultivation permits. We are in severe drought, and experts predict that our new normal will be a hotter and drier climate. With less water, we need to fully understand water needs for all residential, agriculture, cannabis, other commercial and industrial uses, present and projected for next 20 years. We need to account for the inter-relatedness of surface and ground water across all water zones as requested by the Department fo Cannabis Control. It is both irresponsible as well as unfair to current water users to allow a new, water-thirsty industry to expand when others are required to cut back due to water shortage.

5) It is very challenging to provide a draft ordinance to form the basis for the EIR prior to completion of the EIR. It must be informed by available data as much as possible, including water availability, fire risk zones, state law including fire safe road regulations, available scientific data on odor and setbacks , in conjunction with data on cannabis cultivation and processing, including water and energy requirements for various types of cultivation, and impact on wastewater and landfills.

Thank you for your work to ensure that both the upcoming EIR is properly conducted, as well as addressing the water crisis and other issues including Health and Safety with the ongoing cannabis ordinance.

With best regards,  
Deborah Eppstein  
Cougar Lane  
801-556-5004

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**From:** [Deborah Eppstein](#)  
**To:** [David Rabbitt](#)  
**Cc:** [Andrea Krout](#); [Scott Orr](#); [Crystal Acker](#); [Cannabis](#)  
**Subject:** Cannabis Study Session September 28, 2021  
**Date:** Sunday, September 26, 2021 4:18:18 PM

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Dear David,

As you prepare for the cannabis program study session for September 28, I want to reiterate a few important points for your consideration.

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801-556-5004

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**From:** [Deborah Eppstein](#)  
**To:** [district4](#)  
**Cc:** [Jenny Chamberlain](#); [Scott Orr](#); [Crystal Acker](#); [Cannabis](#)  
**Subject:** Cannabis Study Session September 28, 2021  
**Date:** Sunday, September 26, 2021 4:18:56 PM

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Dear James,

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**Inclusion Zones** should be created away from all of the above areas, in commercial or industrial zones, or within large agricultural regions that avoid the

above areas. A streamlined approval process could be established for these Inclusion Zones. These zones could also be used to grow cannabis that meets the state appellation requirements that growers say they want, which require that it be grown in the ground (not in soil bags) with no hoop houses or other structures and no artificial light. Most cannabis grown in Sonoma County does not meet these requirements to allow it to be declared the Sonoma County Appellation.

The EIR analysis likely will determine that many current cannabis operations are not in suitable areas and their permits should not be renewed at those sites, but they could be offered an expedited approval process within an Inclusion Zone.

3) Prior to the EIR being completed, we need to stop issuing and renewing permits that are in violation of the current cannabis ordinance, including the Health and Safety Clause.

a) After 4 years of cannabis cultivation, the County knows very well that the current minimum setbacks of 100 ft from neighbors' property line or 300 ft from their homes are woefully inadequate. We know from scientific studies that cannabis odors travel over 3000 ft. The EIR and new ordinance recently completed by Yolo County specified a minimum setback of 1000 ft, which could be more dependent on winds, etc, to prevent odor from causing a nuisance. Odors occur for ~4 months per harvest, thus extending to year round with growers seeking multiple harvests with use of hoop houses.

b) The ministerial permit process has been abused by both growers and the County. However, even if conducted per the ordinance for small growers with a cumulative of 10,000 sf cultivation per parcel, it has an inherent conflict in allowing cultivation 100 ft from neighbors' property line or 300 ft from their homes with no ability for the County to require a longer setback. This leads to violation of the Health and Safety Clause § 26-88-250(f) in creating huge public nuisance including odor, traffic, noise and safety of neighbors. The County is acutely aware of this problem, and no ministerial permits should be issued or renewed that do not have sufficient setbacks to avoid such public nuisance of neighbors.

c) The CUP process theoretically allows the County to require longer setbacks to avoid public nuisance to neighbors of odor, traffic, noise and safety. However the County has treated the minimum setbacks as sufficient, and not required the larger setbacks needed to prevent such nuisances, leading to violation of the Health and Safety Clause.

Scientific studies have shown that the only mitigation of odor from outside cultivation is distance. Unless the County agrees to require 1000 ft minimum setbacks, it should put a pause on issuing or renewing cannabis cultivation or processing permits until the EIR is completed. Otherwise it will continue to violate the Health and Safety Clause, obliterating rights of neighbors. Even the state Department of Cannabis Control (DCC) wanted to know how the County would

ensure no significant impact of odor on residents.

4) Prior to the full Countywide water analysis of the EIR being completed, we need to pause granting new cannabis cultivation permits. We are in severe drought, and experts predict that our new normal will be a hotter and drier climate. With less water, we need to fully understand water needs for all residential, agriculture, cannabis, other commercial and industrial uses, present and projected for next 20 years. We need to account for the inter-relatedness of surface and ground water across all water zones as requested by the Department fo Cannabis Control. It is both irresponsible as well as unfair to current water users to allow a new, water-thirsty industry to expand when others are required to cut back due to water shortage.

5) It is very challenging to provide a draft ordinance to form the basis for the EIR prior to completion of the EIR. It must be informed by available data as much as possible, including water availability, fire risk zones, state law including fire safe road regulations, available scientific data on odor and setbacks , in conjunction with data on cannabis cultivation and processing, including water and energy requirements for various types of cultivation, and impact on wastewater and landfills.

Thank you for your work to ensure that both the upcoming EIR is properly conducted, as well as addressing the water crisis and other issues including Health and Safety with the ongoing cannabis ordinance.

With best regards,  
Deborah Eppstein  
Cougar Lane  
801-556-5004

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**From:** [Deborah Eppstein](#)  
**To:** [Lynda Hopkins](#)  
**Cc:** [Leo Chyi](#); [Scott Orr](#); [Crystal Acker](#); [Cannabis](#)  
**Subject:** Cannabis Study Session September 28, 2021  
**Date:** Sunday, September 26, 2021 4:19:43 PM

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Dear Lynda,

As you prepare for the cannabis program study session for September 28, I want to reiterate a few important points for your consideration.

- 1) The past 4 years have clearly shown that the current ordinance is severely flawed, both for residents and growers. Residents who thought they were living in peaceful areas were abruptly subjected to commercial cannabis operations starting up next door, with minimal setbacks and often on shared narrow private roads, 24/7 activity, overpowering stench for many months of the year, safety concerns and fear of wells going dry. Cannabis operators have been frustrated by slow and costly review, and opposition from neighbors.
- 2) It is very apparent that cannabis cultivation and processing operations do not belong near residents, or in other areas with poor water availability, unsafe access roads or shared private roads, high fire risk, long sheriff response time, or with negative visual impacts on scenic vistas, parks or Community Separators.
- 3) The location of both Exclusion Zones and Inclusion Zones should be carefully analyzed in the EIR. If properly done, this would benefit residents, growers, and the county as a whole.

**Exclusion Zones** should be created that prohibit cannabis operations in areas near any residents, or with poor water availability, unsafe including dead-end access roads or shared private roads, high fire risk, long sheriff response time, or negative visual impacts on scenic vistas, parks or Community Separators. This would remove the current and future threat of destruction of residents' ability to enjoy their property, loss of property value and the constant angst that this could change their lives beyond their control at any time. We have enough of angst already from wildfires and drought.

In addition to County specified areas, residents should also have the ability to declare an area an Exclusion Zone similar to what occurs for Vacation Rentals.

**Inclusion Zones** should be created away from all of the above areas, in commercial or industrial zones, or within large agricultural regions that avoid the

above areas. A streamlined approval process could be established for these Inclusion Zones. These zones could also be used to grow cannabis that meets the state appellation requirements that growers say they want, which require that it be grown in the ground (not in soil bags) with no hoop houses or other structures and no artificial light. Most cannabis grown in Sonoma County does not meet these requirements to allow it to be declared the Sonoma County Appellation.

The EIR analysis likely will determine that many current cannabis operations are not in suitable areas and their permits should not be renewed at those sites, but they could be offered an expedited approval process within an Inclusion Zone.

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b) The ministerial permit process has been abused by both growers and the County. However, even if conducted per the ordinance for small growers with a cumulative of 10,000 sf cultivation per parcel, it has an inherent conflict in allowing cultivation 100 ft from neighbors' property line or 300 ft from their homes with no ability for the County to require a longer setback. This leads to violation of the Health and Safety Clause § 26-88-250(f) in creating huge public nuisance including odor, traffic, noise and safety of neighbors. The County is acutely aware of this problem, and no ministerial permits should be issued or renewed that do not have sufficient setbacks to avoid such public nuisance of neighbors.

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5) It is very challenging to provide a draft ordinance to form the basis for the EIR prior to completion of the EIR. It must be informed by available data as much as possible, including water availability, fire risk zones, state law including fire safe road regulations, available scientific data on odor and setbacks , in conjunction with data on cannabis cultivation and processing, including water and energy requirements for various types of cultivation, and impact on wastewater and landfills.

Thank you for your work to ensure that both the upcoming EIR is properly conducted, as well as addressing the water crisis and other issues including Health and Safety with the ongoing cannabis ordinance.

With best regards,  
Deborah Eppstein  
Cougar Lane  
801-556-5004

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**From:** [Todd Gray](#)  
**To:** [Cannabis](#); [Lynda Hopkins](#); [Leo Chyi](#)  
**Cc:** [Amber Gray](#)  
**Subject:** EIR study recommendations  
**Date:** Sunday, September 26, 2021 6:05:04 PM

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Hello, we are unable to attend the upcoming meeting and wanted to be sure our voices were heard in at least some respect.

We understand the upcoming meeting pertains to issues to be addressed in the upcoming Environmental Impact Report. I would emlore you to consider the following for inclusion in the study:

- Inclusion and Exclusion Zones where cannabis can and cannot be grown. There are many communities that should be designated as exclusion zones where commercial cannabis cultivation and processing is forbidden.

The need to use scientific analyses to assess:

- Odor impacts to establish setbacks
- Impacts on water supply and wells
- Narrow roads
- Shared roads
- Fire safety, Fire Safe Roads

Other areas of concern:

- Improved enforcement
- Canna-tourism
- Public safety
- Aesthetics (visual blight from plastic hoop houses and greenhouses that resemble self-storage units)

We are absolutely against cultivation in rural residential and agricultural residential-zoned properties as any homeowner would be. The smell alone is a type of pollution that simply cannot be covered up or disguised, particularly when you live nearby. We can personally attest to the fact that it causes headaches and a decline in the overall quality of life as a result of experiencing a cannabis grow on a property next door to our house.

Thank you.

Todd & Amber Gray  
978 Esther Dr  
Forestville, CA 95436  
415-305-9489

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**From:** [Arielle Kubu-Jones](#)  
**To:** [Cannabis](#)  
**Subject:** FW: Cannabis curiosity  
**Date:** Monday, September 27, 2021 8:35:16 AM

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**From:** Deborah Eppstein <deppstein@gmail.com>  
**Sent:** Sunday, September 26, 2021 9:49 PM  
**To:** Craig Harrison <craigspencerharrison@gmail.com>  
**Cc:** Jim Masters <jmasters@cencomfut.com>; Nancy and Brantly Richardson <nrchrdsn@sonic.net>; Susan Gorin <Susan.Gorin@sonoma-county.org>  
**Subject:** Re: Cannabis curiosity

Correct, Yolo County did a thorough EIR and just approved a new cannabis ordinance based on the findings- including 1000 ft setbacks to property line.

Also the California Department of Cannabis Control has said Sonoma County needs to evaluate water availability including inter relationship between surface and ground water, in all water zones, and to analyze water needs across all sectors.

These points need to be addressed at the Sept 28 meeting.

On Sep 26, 2021, at 5:44 PM, Craig <[craigspencerharrison@gmail.com](mailto:craigspencerharrison@gmail.com)> wrote:

Yolo county, in particular, has done a thorough EIR.

Craig

Sent from my iPhone

On Sep 26, 2021, at 4:51 PM, Jim Masters <[jmasters@cencomfut.com](mailto:jmasters@cencomfut.com)> wrote:

I wonder why the County did not collect and analyze the research reports, ordinances and other relevant materials from every state/county in the U.S. that had decriminalized or legalized cannabis. There must be a few bits of experience and nuggets of wisdom out there. Seems almost like willful ignorance. Or, perhaps just hubris: “we’ve got this.”

Similarly with water. The water challenges have been

coming for years. We should know how water arrives, is used and departs in Sonoma County. This is science, but it is not rocket science. Just lots and lots of measurements over time.

I've heard assertions that cannabis needs seven time more water than grapes, and at the other extreme that it needs only as much as wheat. SOMEBODY must know!

I recommend that the cannabis EIR include a thorough analysis of water sources and how it is used for all purposes. We need a much better understanding of water issues, including basins and wells, and this is as good an opportunity as any to look at the total picture.

Jim Masters  
5555 Montgomery Drive  
Santa Rosa, CA 95409

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**From:** [Gail Ellestad](#)  
**To:** [Cannabis](#)  
**Subject:** opposition  
**Date:** Monday, September 27, 2021 11:09:20 AM

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whatever you do will not replace the water, rid the odor and ugliness, nor stop the the issues of theft and encourage thoughtful people to no longer come here.. There are good reasons that Marin does not grow marijuana.

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**From:** [Richard R. Rudnansky](#)  
**To:** [Susan Gorin](#); [David Rabbitt](#); [Chris Coursey](#); [district4](#); [Lynda Hopkins](#)  
**Cc:** [Marcie Woychik](#); [Cannabis](#); [Scott Orr](#); [Andrew Smith](#); [Arielle Kubu-Jones](#); [Hannah Whitman](#)  
**Subject:** Bennett Ridge Petition: Board of Supervisors Meeting of September 28, 2021 /Cannabis Program Study Session / Item #24  
**Date:** Monday, September 27, 2021 9:58:19 AM  
**Attachments:** [Petition Final.pdf](#)

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Supervisors and Staff

Please find attached a Petition with **140** names of Bennett Ridge residents who have expressly consented by email to having their names on the Petition. The Petition sets forth our positions, concerns and requests with respect to the Cannabis Program Study Session item on the Board's September 28, 2021 agenda. .

**Please include and make part of the record on this matter the attached Bennett Ridge Neighborhood Petition.**

Thank you.

Richard R. Rudnansky  
Bennett Ridge Resident

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## **Bennett Ridge Consensus Opinion Regarding Commercial Cannabis Cultivation in Sonoma County**

We, the undersigned residents of the Bennett Ridge neighborhood:

1. Are in favor of an immediate moratorium on the acceptance of any new permit applications for commercial cannabis cultivation in Sonoma County until the Environmental Impact Review (EIR) process is complete, and a new ordinance has been adopted. We are also in favor of a thorough review of existing operations with regard to their compliance with current county codes and record of violations and complaints from nearby properties.
2. Are in favor of prohibiting commercial cannabis cultivation operations in Rural Residential zoning districts throughout Sonoma County, including the Bennett Ridge neighborhood. We believe that Rural Residential zoning districts should be excluded from commercial cannabis cultivation to preserve their rural character and reduce the risk of potential nuisances to other residents. If Rural Residential zoning districts in general are not excluded from commercial cannabis cultivation in Sonoma County, then we are in favor of a Cannabis Exclusion Combining District on Bennett Ridge.
3. Are in favor of prohibiting commercial cannabis cultivation in Bennett Valley as a whole to preserve its scenic beauty and protect its water supply, as well as to minimize other nuisances (such as undesirable odors, increased traffic, potential harm to wildlife habitat, and possible increase in crime) to area residents.
4. Are in favor of limiting ministerial permitting of commercial cannabis cultivation due to the associated loss of transparency and opportunity for public input.
5. Are in favor of prohibiting the piecemealing of multiple small cannabis applications on a single property to avoid environmental review and the conditional use permit process; we support the staff recommendation for an immediate moratorium on such applications.
6. Are in favor of prohibiting on-site cannabis consumption and other visitor-serving activities at facilities outside of urbanized areas.
7. Are in favor of increased enforcement efforts to ensure compliance with existing regulations and to process complaints against operations in a timely manner.

September, 2021

Richard R. Rudnansky  
Brian Gibson  
Katherine Meyers  
Michael Sullivan  
Paul Johnson  
Lani Muelrath  
Ann Wendecker  
Colleen Cotton  
David Trezise  
Ken Brush

Pete Parkinson  
Gil Moreno  
Jane Marx  
Linda Rudnansky  
Liz Gawson  
David Taggart  
Kathie Schmid  
Marry Ann Sullivan  
Marilyn Stocks  
Stephen T. Olson

Rebecca Bass  
James Stocks  
David Dammuller  
Susan Strange  
David Bass  
David Southwick  
Brad Hunter  
Catherine Mangan  
Jerry Moreno  
Cecilia Parkinson

**CONTINUED ON NEXT PAGE**



Greg Muelrath  
Les DelaBraindais  
Theo Vermont  
Eric Dinwiddie  
Tracye Lerdahl  
Lynn P. Olson  
Mike Walsh  
Donna DelaBraindais  
Lucy McLintic  
Gene Graser  
Isabelle Walters  
Jay Werth  
Sally Weare  
Suzanne Guyton  
Heidi Sapp  
Patrick Rafferty  
Cathy Crowley  
Dianne Felli  
Jenna Holtzinger  
Nancy Watson  
Kara Fieser  
Karen De Groot  
Suzette Mackey  
Saundra Cecil  
Steve Luscombe  
Griffin Nichols  
Helen Greves  
Howard Klepper  
Stanley Sommer  
Sherry Weinberg  
Bret Campoy  
Mark Bruns  
Dominic Tilker  
David Pitou  
Jenness Keller  
Eleanor Nixon  
Chuck Ganeless Levine

George Mangan  
Linda Emis  
Gail Graser  
Barb Tassa  
Robert Forgy  
Gerda Dinwiddie  
George Marania  
Robert Gleeson  
Susan Levi  
Janet Zhou  
Jeff Lerdahl  
Ty Strange  
Joe Mazeau  
Shane Weare  
Diane Bare  
Peter Shott  
Marilee Jensen  
Lisa Valbert  
Jeff Corcorran  
Duayne Emis  
Carl Fieser  
Jeff McConathy  
Brenda McConathy  
Rene Markarian  
Bill Hill  
Rick Rogers  
Joan Campoy  
Elysa J. Perry  
Daniel Weinberg  
Gordana Potrebic  
David Sandine  
Jason Dedmore  
Suzanne Dedmore  
James Keller  
Mike Scott  
Sara Ganeless Levine  
Patti Mazeau

Lynne Walsh  
Kelly Dellinger  
Matt Walters  
Brian Johnson  
Jan Brush  
Cheryl Pennington  
Sean Walsh  
Kent Dellinger  
Debbie Crisafulli  
Morgan McLintic  
Trista Forgy  
Patricia Werth  
Kent Sapp  
Patti Weare  
Margit Yasukawa  
Bernadet Felli  
Denis Yasukawa  
Jason Holtzinger  
Frank Tansey  
Cecilia Marania  
John De Groot  
John Mackey  
John Cecil  
Gary Markarian  
Steven Lambert  
Angela Luscombe  
Helen Sedwick  
Karen Sommer  
Brian Kukic  
Tyson Berg  
Denise Bruns  
Megan Tilker  
Kathleen Pitou  
Jan Scott  
Devon Cavanagh  
Michelle Taggart