

**Cannabis Visioning Session - Land Use - August 9, 2021 - 11:30 AM - 1:00 PM**

#	Asker Name	Question	Answer(s)	Answer(s)	Answer(s)	Answer(s)	Answer(s)
1	Henry Burbank	go crystal!					
2	Henry Burbank	crystal is a pro					
3	Preston Smith	Most cannabis growers, manufacturers and distributors do not want to be located in the County due to the high tax structure.	Is the County going to reduce the tax structure in order to attract the cannabis industry?	Hi Preston! We're so glad you're part of the visioning session today! Today we are focused solely on land use and tax structures will not be discussed. Please send any questions, ideas, or thoughts to our email at cannabis@sonoma-county.org. Thank you!	Not where only wells are used to provide water for the residents and where water is already being used heavily for vineyards.		
4	Henry Burbank	where do you get that 'statistic'? it doesnt represent the growers i know.					
5	gail cafferata	Today's topic is siting not taxes.					
6	Henry Burbank	the chapter 38 that was rejected after years of work was a great step in the rihgt direction.					
7	gail cafferata	How are you proposing to protect the watershed with our current drought?	I have this SAME question!				
8	Marcy Greeley	Can you share how many public participants are online at this session? I only see 8 people...	Hi Marcy! We have 78 members of the public on at this time. A wonderful turn out. Thank you for joining us.	Thank you!			
9	Henry Burbank	FEW YEARS.... the opposition already won. the stakeholders spent 3 years working on chapter 38 only to be thrown out. this seems like a start to a losing battle. i wonder how many cannabis stakeholders will actualll involve themsleves in this process after the waste of time and energy from the last effort? and then the opposition gets an uneven amount of representation? this is torture and will be 3 years of neighbors telling lies and harrassing their neighbors. sad.	Absolutely	Yep			
10	Craig Litwin	An acre cap per parcel is too low.	I agree	agree			
11	Henry Burbank	ministerial permits is the only way to reduce the combative neighborhood battles.	Exactly				
12	gail cafferata	If you believe in respect, how are you going to control the odor from drifting to properties with children and people with respiratory issues? Rabbi Hillel says, "What is hateful to you, do not do to others." It is hateful to let odor drift to neighboring properties.	canabis odors have not been proven to irritate the respiraqatory tract.				
13	L Williams	Thoughts on lowering acrerage requirements for Cottage licenses, and would this be exempt from the EIR process?					
14	Henry Burbank	look at chapter 38. the work that was already done and vetted was a great start.					
15	AnnaRae Grabstein	Industrial zoned cultivation should be able to occupy and utilize the entirety of exisiting buildings for cultivation consistent with other areas like City of Santa Rosa.					
16	Steven Sommer	Have any of you read the Ag element of the General plan also ag marketing ?					

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17	gail cafferata	If you want to protect land boundaries, how are you going to keep the water drain from marijuana grows from impacting neighboring properties?	I worry about winery runoff. Cannabis does not use toxic sprays the way other ag does. So the water is clean.				
18	gail cafferata	The water table is shared!!					
19	Henry Burbank	how do we protect family farmers from harrassing neighbors with lies, menacing low-flying drones, intimidation, and threats? do we care about our young family farmers?					
20	Craig Harrison	The couaty would save everyone a lot of angst if you focused on allowing eclksuon zones and inclusion zones.					
21	gail cafferata	If you want to protect all citizens and landowners, how do you propose to make all raods safe for emergency vehicles and evacuation during fires?					
22	gail cafferata	Not good: 1. Not in water zones 3, 4, impaired watersheds or riparian corridors or where water must be trucked in, or where any catchment ponds will hamper groundwater replenishment 2. For outdoor grows the odor must stop at the property line. Setbacks from residential communities and hamlets or to adjacent Rural Residential or Agricultural Residential parcels in unincorporated areas must be increased to preserve the integrity of the community. 3. For indoor and greenhouse, setbacks from residential communities and hamlets must not produce odor or visually impair the integrity of the community. Adequate power supply and wastewater disposal capacity for the operations must be demonstrated. 4. Not on dead-end substandard roads over 1 mile long, or on roads less than 20 ft wide 5. Not on roads with existing evacuation issues or that would cause evacuation issues for the existing residents 6. Not in Rural and Residential Development zones 7. Not in voter approved Community Separators					
23	Anna Ransome	PLACES NOT A GOOD FIT:  Where the project would require removal of oak woodlands or in heavily forested areas.  Water zones 3 & 4 or any area where thirsty cannabis would make a hardship for residents who bought their properties before the new use was approved. This would eliminate trucking of water, cachment ponds under certain cirumstances (as when they would de-water an entire area), new deep wells, etc.  Voter approved community separators and greenbelts.  Where there is a concentration of other cannabis operations					

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24	Kelsey Nicholson	we do not want cannabis within or close to rural residential areas.	this practically eliminates the small family farmer encouraging out of town corpporte interests and not keeping money in local economies				
25	L Williams	Exclusion zones near high Residential areas could be identified. So cannabis near those areas would be off limits					
26	gail cafferata	8. Not on slopes over 15% 9. Not in forested areas or Oak-woodlands or anywhere where the operation will require removal of native trees 10. Not in high or very high fire zones 11. Not in areas with sheriff response time is inadequate 12. Not where visible from scenic roads, parks or public rights-of-way or any other identified scenic resource 13. Not in areas where overconcentration would be the result unless the area is designated as an inclusion zone 14. Not within community agreed Exclusion Zones	I agree with all of the above.				
27	Henry Burbank	DA, LEA, LIA should be ministerial to avoid the aggressive harrasing neighbors	yes sir!	Exactly			
28	Steven Sommer	Cannibus Should Be only ag zones and industrial only !					
29	katherine yates	Katherine. not close to residential neighborhoods					
30	Preston Smith	Residential may be the only area where cannabis should be limited.					
31	Grace Barresi	Not in close proximity to sensitive receptors: residential homes and other living facilities (eg, assisted living), schools/children, parks/recreation, class I bike trails					
32	Henry Burbank	protect family farmers from the aggressive opposition groups who resent cannabis operators for selfish reasons.					
33	Craig Harrison	In Bennett Valley we have literally hundreds of residents who signed a petition to make the geographical boundary of our area plan a commercial cannbis-free zone. Any grow that is ever proposed or implemented here will meet big resistance.					
34	Vi Strain	We request the Board prioritize neighborhood compatibility by limiting cannabis cultivation and processing to areas that do not crete noise and odor nuisnces for residents, are not in public view, are not in impaired watersheds or water scarce zones 3 & 4, are accessed by legal fire safe roads and do not impact public safety. No permitting in high fire risk zones or on remote roads with evacuation challenges. Permit cannabis processing only on designated commercial and industrial zoned land. A new ordinance must address neighborhood comptability and be science-based to ensure cannabis operation permitting does not create individual or cumulative impacts.	Agreed	A county that doesn't have water problems. Sonoma county does not qualify, Napa county figured that out. There are counties that could better handle the needs on cannabis.			
35	Jean Hegland	We don't want cannibus in areas where water is scarce, (zones 3 and 4), or in high fire risk areas with limited access, or areas with long response times for first responders, or where argiculture would damage exisiting wildlife					

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36	Craig Litwin	Cannabis should be allowed anywhere hemp is located. Same plant, should have same standards.	I agree	agreed	agree	Agreed	Agree
37	Kathy Pons	I don't think that cannabis should be grown in residential areas , close to schools or where children play.					
38	Henry Burbank	the opposition will try to make everything a residential zone.					
39	Richard Rudnansky	How can we provide our comments during this session?	live answered				
40	Joanna Cedar	The county should incentivize outdoor cultivation in all rural zones rather than push it into industrial zones because indoor cultivation is not environmentally sustainable.	Indeed				
41	katherine yates	recent research from the USGS shows zone 2 is not as water stable as the county thinks. So no grows in zone 2 without and EIR					
42	Marcy Greeley	NOT in Rural and Residential Development zones					
43	Mary Plimpton	Moratorium on all permitting pending conclusion of comprehensive science-based EIR (to include but not limited to) reliable on-going water resources; protection of riparian habitat; protection of air quality					
44	Kristen Decker	I think it shouldn't be just "residential" property, but away from residences regardless of the zoning. Adequate setbacks are super important to all homes.					
45	rachel zierdt	all permitting should not be done in a ministerial process.	all should be ministerial.				
46	Rebecca Bass	Areas close to rural residential areas where cultivation causes negative visual, odor, and traffic impacts and endangers water resources are NOT a good fit. There must be adequate set backs and visual screening, as well as a limit on the number of permits in an area.					
47	Craig Litwin	Any resident can grow six plants. Hemp can be grown en masse. Therefore odor is here to stay.	yep!				
48	Eric Sklar	Outdoor cultivation should only be in ag areas but "tasting rooms" should be allowed. These should be allowed in the LIA zone.					
49	Mary Plimpton	Site in Industrial Zones, eg Sonoma County Airport					
50	L Williams	Starting with California State laws first. Slope is controled by California Water Board, and determining if creek setbacks are not enough. So more than 100 plus feet.					
51	Kristen Decker	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. A new ordinance must be science-based to ensure cannabis operation permitting does not create individual or cumulative impacts.					
52	judith olney	Cannabis is a controled substance that requires fencing and security					
53	sue jackson	Not where there are vernal pools and protected wetlands	agree				
54	Lori Pascarella	Sonoma County should have a plan to restrict residential expansion onto agriclutlural zoned lands to help address residential concerns about agricultural operations and Ag zoned lands.	I agree	Agreed			
55	Henry Burbank	here we go/ 3 years of opposition scare tactics. who is going to go thru this all again? CRAZY	yup				
56	sica Roman	zone 3 and 4 should be case by case. zones 4 has lots of water in plenty of areas	Correct!				

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57	rachel zierdt	adopt a moritorium until Sonoma County prepares an EIR to environmental conditions. By allowing continued permitting the environmental baseline keeps moving.					
58	Joanna Cedar	Hemp and cannabis have the same odor...they are the same plant...and should be permitable in all the same areas.					
59	Mary Plimpton	NO SITING in Water Zones 3 or 4; along scenic bi-ways; remote from less-than 15 min response times for law enforcement, fire, medical)					
60	Craig Litwin	Cannabis farming is safer for fire prevention than a home being planted in a rural area. It uses less water too. Perhaps rural homes are the issue versus farmers growing plants?					
61	Henry Burbank	LEA, DA, LIA should be allowed to do ministerial processing for new indoor buildings.					
62	L Williams	waivers for cannabis grows that have neighborhood approval. But making sure the community is always heard.					
63	Ann Storms	The Commercial Cannabis Ordinance, which was put in place before the true force and consequences of Climate Change was upon us, should be extremely scaled back.					
64	Craig Harrison	Bennett Valley has limited water (all is area zone 3). Matanzas Creek has 5-6 state or federal sensitive species. Protect our watershed from a thirsty crip before it becomes impaired. We have had wildfires go through here in 2017, losing 15% of our homes. This is not an area for pot	100% lot coverage with Grapes is sooo much better!!				
65	Nancy Richardson	Do not grow cannabis in the five impaired water sheds or riparian corridors. Not in community separators. Not in high fire zones. Not where visible from scenic roads, parks or public right of ways. Not in water zones 3 and 4. Not on slopes over 15%. Not on substandard dead end roads where evacuation issues would be exacerbated.	100% lot coverage with Grapes or Hemp must be the answer then.				
66	Henry Burbank	i wonder what the sonoma county wine industry would be like if this process was done?	Good point!!				
67	Joanna Cedar	Create a variance process to create a pathway for appropriate parcels in all rural zones.					
68	katherine yates	not in windy areas where odor can travel long distances					
69	Michael Ely	Please do not allow cannibis in Franz Valley or along Franz Valley School Road. Please limit cannibis to existing industrial and commercial zones					
70	Steven Sommer	Cannibus come under Cottage rules in ag zones					
71	Craig Harrison	Expand comemrcial oportunites near airport, and direct grows there.					
72	Henry Burbank	i think these moderators are fun. thats actually the best part. good luck ladies.					
73	Joanna Cedar	Cannabis is agriculture	The board of suerpviros rejected this in May,	That was the Planning Commission and it does not change the fact that cannabis and hemp are the same plant. Botany is real.			
74	MaryAnn Ciavonne	I agree in industrial zones not resource zones					

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75	Kristen Decker	the odor produced from 6 plants is significantly different than the concentration of 1 acre of plants and that distinction can't be ignored by the ordinance.	I visit farms everyday and there is no lingering odor.	Smelling a skunk in the distance is NOT the same as a dozen skunks spraying around your house.  Madisen, I disagree. I had a grow 1/4 mile from my house and couldn't smell anything but the cannabis for long periods of time. Made it impossible for me to use my outdoor spaces at home.			
76	Henry Burbank	LEA, LIA, DA					
77	Vi Strain	We recommend County adopt a moratorium until Sonoma County prepares an EIR to determine environmental conditions and an Ordinance to set standards for the industry . Under the current ordinance we will have cannabis 100 feet from our property lines and 300 feet from our residential homes. We request the County stop accepting new cannabis applications and stop renewing ministerial permits until an environmental setting document is prepared and circulated which analysis the Count's wate resource capacity and calculates current water use by all know cannabis cultivation prlcessing and distribution facilities permits.					
78	Anna Ransome	PLACES THAT WOULD BE A GOOD FIT: Places with adequate water supply so operations do not deplete aquifers, surface waters, springs or artesian wells that others rely upon.  Places that are sized and configured to allow 1000' setbacks to all sensitive uses, including residences and important biotic resources such as wetlands and riparian areas. If 10 acre parcels do not allow these setbacks, this minimum acreage is too small.  Siting should be based on other criteria besides zoning which is too broad to use to determine impacts.					
79	Dr. Natasha Khallouf	Agricultural zones					
80	rachel zierdt	Family farmers are not who is currently growing. It appears most permits are being done with people who are renting land from others and are LLC's.					
81	Steven Sommer	Ag zones and industrial only					
82	Henry Burbank	ministerial process to allow families to avoid the harrassing opposition groups.					
83	Joanna Cedar	Cannabis belongs in all rural zones. The smallest legacy cultivators have had no pathway to permits because many of them are located in AR and RR zonng classifications. With appropriate parcel size, these farmers should be able to permit a cottage sized farm through a variance process.	totally agree				
84	judith olney	Cluster indoor grows, manuf, and processing in indusrtial zones. Retail and Events/ Tastign only in Commercial Zones.					

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85	Robert Guthrie	Together with proper setbacks (which need to extend), cannabis cultivation must not be on parcels which abut RR, AR, and other parcels with residents, schools, parks.					
86	Henry Burbank	licensed farms should be able to do tastings and events with use permits like wine and other agriculture.					
87	L Williams	Cottage licenses in the outskirts of community growth boundaries.					
88	gail cafferata	I value respect for the dignity of all rural and agricultural homeowners and landowners, and for all people who would be hurt but currently permitted siting of marijuana grows. This means: 1. All 3 ag zones: LEA, LIA, DA, on parcels 10 acres or greater 2. Industrial and commercial zones with adequate power and wastewater disposal capacity 3. Industrial/Commercial zones only for indoor and greenhouse (mixed light) with adequate power and wastewater disposal capacity 4. For outdoor, on large parcels where setbacks are sufficient for odor, adjacency and community integrity issues 5. For all, with confirmed water availability in conjunction with all other present and projected users (residential, commercial and industrial needs county wide) for the next 20 years 6. Within Cannabis Inclusion Zones	I mean "hurt by"				
89	katherine yates	if industrial zones can be made sustainable, this is the very best area					
90	Nancy Richardson	Do not grow cannabis anywhere where odor cannot be stopped at the property line. Residents have a right to enjoy their entire property. It is nonsense that vegetation absorbs odor. Use scientific analysis to measure odor.	hemp has the same odor and can be grown up to the property line.				
91	Jean Hegland	On designated commercial and industrial zoned lands					
92	Preston Smith	All commercial, Industrial and Ag lands should be ideal areas for Cannabis. Rural residential land encompasses a large variety of land types and therefore should also be allowed for cannabis,					
93	Lori Pascarella	Sonoma County should view cannabis the same as the wine industry, or any other agricultural industry, in terms of where cannabis fits in the county.	agreed	Agree			
94	Craig Litwin	AR zones includes Ag! The county should study AR zones for cottage grows. People can grow a small vineyard in AR. And alcohol uses more water per value than cannabis.	ABSOLUTELY!!				
95	ron ferraro	Lea, lia, da, 10-20 acre minimum	I agree				
96	Grace Barresi	Cannabis cultivation would be a good fit on large acreage parcels (20+) with adequate setbacks from neighbors of at least 1000 feet to property line where odor and noise nuisances can be adequately mitigated.	This is impractical and does not preserve the small family farmer culture that Sonoma county prides itself on.				
97	katherine yates	more remote areas, on large parcels, where the road use isnt through neighborhoods and the odor wont reach neighborhoods	impractical. Does not support the small family farmer				
98	Anna Ransome	Places that are accessible for emergency vehicles with adequate roads that allow for simultaneous emergency access and escape.  Industrial and commercial zones where such a use with its necessary security features would be compatible and expected.					

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99	MaryAnn Ciavonne	Ag and industrial					
100	Joel Hoyt	Cannabis is agriculture and should be allowed everywhere grapes and other agriculture is performed	Agreed	agreed	agreed	The most logical conclusion.	Cannabis is not an agricultural crop
101	Dustin King	Clearly distinguish differences between cultivation and processing.  All processing should be in commercial areas.  Not every dairy farm processes milk products "on-site".	Wine processes onsite.	Most concerned with noise in rural areas surrounding any events, tasting, etc.  Also processing and distribution			
102	sica Roman	zones 3 and 4 because of unique terroirs w good water quality sonoma county is known for unique terroirs which is very important	Agreed!				
103	Henry Burbank	LEA, DA LIA should be able to build new buildings for indoor grows. most nieghbors say they would prefer it grown indoors.	Indoor is energy heavy				
104	Vi Strain	Do not allow the use of existing permanent structures for indoor cultivation in proximity to rural residential uses.					
105	Anna Ransome	In designated cannabis cultivation zones which would be identified by the EIR process.  Where power supply and wastewater disposal capacity is adequate and the new use won't burden the community with odors and truck traffic.  On ag land that is already prepped for ag so that the project does not require massive alteration of the landscape.					
106	Kathy Pons	I think that cannabis should be grown and processed inside in the industrial zone for more control on the water use, electricity and security. Don't understand why it was considered unsustainable.	energy use.				
107	Sonia Taylor	The best thing the County could do would be to evaluate every parcel in the unincorporated County for suitability for cannabis cultivation, taking into account water availability, location very high/high fire danger zones, types of roads to the sites (no dead end narrow roads), in compliance with existing GP and zoning regulations (other than current prohibitions against growing cannabis at all), in locations with adequate power supply, places with adequate ability to dispose of wastewater, places away from sensative uses (including residential), NEVER on voter approved Community Separators, and more.					
108	Henry Burbank	i cant stop odor from my neighbors horse crap					
109	Nancy Richardson	Establish an Inclusion zone at the airport. it is an ideal location for clustered cultivation, processing, manufacturing. There could be cannabis specific wastewater disposal and treatment facilities.	100% agree with this idea about the SoCo Airport location!	Maxium size would be Basket Ball, 1/4 acre allowed per 10 acre of land no matter how many owners are involved.			
110	Anna Ransome	Imagine small scale, discreet operations set back at least 1000' from residences naturally screened from view with quiet operations, respectful to neighbors and minimal visible security features, including downward facing, warm spectrum, shielded motion detector lighting. Operations would be quiet and unobtrusive with minimal in and out traffic. Fencing would be the minumim needed for security to protect wildlife corridors.					



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111	Joanna Cedar	Cannabis setbacks should equal hemp setbacks					
112	sica Roman	zone 4 has plenty of water. clean air very few people nobody cares					
113	Michael Ely	Keep in Industrial and Commercial Zones					
114	Craig Harrison	Commercial cannabis should not be located on any deadend road that is shared by other residents. This would be disrespectful to other residents.					
115	L Williams	Ag zoned properties should be able to do a minimum of 2500 Squarefoot cottage licenses. farmers should be able to profit in this industry					
116	Henry Burbank	since gail can send long reports to be read in this forum why cant we send the chapter 38 that was worked on for years.					
117	Rebecca Bass	Qualities and characteristics that would be a good fit for cultivation: limited size areas on properties over 10 acres with adequate set backs and screening. For processing and distribution: commercial and industrial areas.					
118	Kelsey Nicholson	All processing and selling should happen within industrial and commercial areas only.					
119	rachel zierdt	it doesn't matter where we put or allow cannabis growing unless the county enforces what they mandate. "Staff discretion" doesn't work. A red light is a red light.					
120	judith olney	Parcels should be at least 20 acres for mitigation of noise and ordor nuisances					
121	Henry Burbank	CHAPTER 38. SHORT AND SWEET					
122	Craig Harrison	Selling should be in the cities					
123	Preston Smith	Cannabis grows can mitigate smell when properly managed and thereforte should be allowed Rural Residential and Ag zones.					
124	katherine yates	odor is a much bigger problem than has been discussed to date. So placements of grows need to have an EIR to look at wind patterns and intensity, and place them in places where the wind doesnt typically pass through rural neighborhoods					
125	Steven Sommer	should be grown in ag under the right to farm					
126	Stephanie Danaher	Because of my experience so far with my neighbor, John Lobro, at 1700 Barlow Lane in Sebastopol, I am against the growing of cannabis in any neighborhood. He has threatened neighbors and made comments about dead bodies all over llthe place, when he went into a rage after the last Zoom Supervisor meeting. It is not appropriate to allow grows in neighborhoods.  Stephanie	I am sorry to hear this. However, most of us just woud like an opportunity to farm without harrasment. Our economy is suffering due to the loss of our small independent farmers.				
127	sica Roman	anywhere agriculture is allowed should be same as any other crop					
128	Nancy Richardson	An Inclusion Zone at the airport would be perfect for any canna-tourism	We already have 38+ retail marijuana stores in So Co, how many do we need??				
129	Henry Burbank	DA, LEA, LIA should be 5 acre minimum NOT 10 acre minimum.					

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130	Kristen Decker	Retail operations should be in commercial and industrial zones, in the city.	As well as processing given the chemicals involved in the process. Should be away from farmland, which is used by wildlife, farm animals and people.				
131	Vi Strain	Processing plants should only be allowed in Commercial and Industrial zones, not close to residential areas					
132	katherine yates	retail operations should be in commercial zones					
133	Preston Smith	Cannabis is no more dangerous than vinyards and therefore should be allowed in fire zones.					
134	Michael Ely	Yes—Keep it in the city where the largest group of buyers are.					
135	Michael Capp	Sonoma County is full of artisan farmers who want to grow the cottage industry. Why are indoor grows not sustainable. Cottage industry requires processing plants. Also, smell and noise needs to happen - whatever venture utilized					
136	Sonia Taylor	Sorry, wasn't done. Evaluation of all parcels would let everyone know where cannabis operations could take place, and where they shouldn't take place. Convert the Airport to a cannabis hub -- it's industrial already. Retail should only be within incorporated jurisdictions.					
137	Nancy Richardson	The airport is a good place for processing given the VMT issue and other impacts					
138	Henry Burbank	county and state enforcement is not a joke. any opposition who says it is not affective is out of touch and using the same oild scare tactics					
139	Dave Jefferson	The proposed Chapter 38 had very sensible water district rules that should be adopted.					
140	Robert Guthrie	With regards to livestock odor, even Section 26-08-010 in Chapter 26 of the Zoning Code states: "In the event that the confined animal use is proposed within five hundred feet (500') of a nonagricultural land use category, it shall require prior approval of a use permit."  So even animals on DA parcels have strict limitations in effort to reduce odor impact on neighboring RR parcels.					
141	Lori Pasarella	Keep cannabis in Agricultural and Industrial zones and show good faith towards the county's motto of "Agriculture, Recreation, Industry"	agreed				
142	Craig Harrison	Processing should be in commercial and industrial zones where the risks of some of the chemcials can be used can be better manged due to wildland fire concerns.					
143	Gina Cloud	Allow cannabis growth in industrial,non residential areas only. Sell it in regulated dispensaries.					
144	rachel zierdt	An off topic question.....as part of the process you mentioned a county survey. How is that going happen? What is the process of this?					
145	Vi Strain	Locate cannabis operations close to wineries so all recreational drug and alcohol drinks are together for the consuming publics convenience.					

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146	Craig Harrison	The county should have a strict cap on total acreage and the total number of grows. This is common in other counties.	Hello Craig, Are you aware how few permitted/licenses have been issued in this county?	I agree with Craig. Dr. Khallouf, this process is not about what exists now but the plan for the county going forward and the impact on our environment.	I also agree 100%.		
147	Amber Morris	Size measurements should align with State licensing and be measured by canopy square footage with no limit to immature plant area.					
148	Anna Ransome	Limit on number and size of structures to preserve rural integrity & to prevent structures covering ag land - greenhouses and hoop houses should be limited. This should be determined in the EIR process.					
149	Kristen Decker	Hoop houses and greenhouses can easily turn into plastic and environmental debris. These should be limited to county residents with a vested interest in the health of Sonoma environment or come with debris removal requirements.					
150	judith olney	Outdoor: No larger than 1 acre on any one parcel, owned by one operator	Absolutely agree!				
151	ron ferraro	percentage of land, 10-20 percent,	agreed				
152	Lori Pascarella	Canopy taxes are a waste of the county's manpower and resources to measure each year. Tax should like on other Ag crops and be based upon the annual yield/production totals which are easily obtained through the stat.	I agree				
153	Henry Burbank	grows should be able to be 20% of the size of the parcel					
154	Vi Strain	Agree with Judith					
155	Eric Sklar	The size should be calcaulted by canopy and be consistant with State standards. For outdoor, in AG Zones, it should be related to lot zise with 1 acre allowed per 20 acres of land.					
156	katherine yates	Ideally, there would be multiple grows sharing 200 acre plus parcels, well removed from rural neighborhoods, and using roads that do not go through neighborhoods.	Agreed				
157	L Williams	Cottage licenses of 25 plants or 2500 squarefeet. initial studies at +10,000 Square feet. 2 acres EIR. Canopy not plant count. Follow State Guidlines on Canopy. dont Reinvent the book.					
158	Sonia Taylor	The EIR is long overdue. Before hoop houses are approved throughout the county (cannabis cultivation uses hoop houses much more than other uses), an evaluation needs to be conducted by the EIR to determine whether the County has the landfill capacity to dispose of the plastic necessary for hoop houses -- sheet plastic needs to be disposed of regularly to prevent it from entering the environment.					
159	Steven Sommer	Base on it on parcel acerage					
160	Preston Smith	In the rual and ag areas the County could allow 10,000 sf green houses on parcels of 2 acre parcels and 10% of parcels size on larger parcels.					
161	Craig Harrison	Size should be limited by the odor it produces so that neighbors don't have to smell the terpenes.	you do know that terpenese have therapuetic value if one could overcome cultural/personal biases?				
162	Henry Burbank	ideally the boomers who wanted free love and small government would stop acting like bolshevik control freaks.					

**Cannabis Visioning Session - Land Use - August 9, 2021 - 11:30 AM - 1:00 PM**

#	Asker Name	Question	Answer(s)	Answer(s)	Answer(s)	Answer(s)	Answer(s)
163	Anna Ransome	One acre per approved parcel.					
164	MaryAnn Ciavonne	Agree with Judith					
165	rachel zierdt	This small family farmer is a myth in this county based on who is getting permits.	it is not a myth, I am a small family farmer with a permit.	Small family farmers are what the local Cannabis farming economy was founded on and needs to be prioritized. Legacy farmers and Social Equity ARE of the utmost importance going forward. With pressure to prioritize these operators from the State Level.			
166	Joanna Cedar	The size of a cannabis farms should be relative to what the parcel can sustain and aligned with stste law. The cottage license (25 plants) was introduced into the original state legaislation FOR Sonoma County because of the desire to provide a permitting and licensing pathway for Sonoma County farmers who were more likely to be on RR and AR parcels. Currently the minimum for hemp cultivation is 1/10 of an acre.					
167	Vi Strain	Hoop houses should not be visable in Scenic Corridors and scenic sonoma County county sides					
168	Gina Cloud	Allow rooftop hoophouse growing operations in industrial areas. Allow processing in the buildings below.	Interesting idea.	wont work, need to read building codes			
169	Henry Burbank	(see Ch. 38)					
170	Craig Litwin	Allow 10% -25% of parcel size. Allow same view shed as hemp. Study hemp impacts in EIR since it is the same plant as cannabis. Study how standards should be the same as hemp since federal cannabis legalization is coming soon. Study estimate of how many acres of cannabis were in production pre legalization as a baseline of impacts, size, visual, odor, etc.					
171	Michael Capp	What about Sonoma County architectural design criteria, this is all out of context with what we face in design concepts.					
172	Lori Pascarella	County permitting and update to cannabis ordinance should align directly with state licensing.					
173	Mary Plimpton	Clusters of 10,000 sq ft plots should be regarded as single entity and permitted accordingly, eg ineligible for ministerial permitting, instead CUP with public notices, public hearings, REQUIRED EIR	Agreed! Keep it simple!				
174	judith olney	Indoor grows: Greenhouses at 1/10th acre: Canopy total sq feet given tiered grows					
175	Nancy Richardson	Inclusion areas should be defined where there is adequate water and wastewater disposal and no impact on nearby residents and hamlets (such as Bloomfield, Glen Ellen, Glen Ellen, etc.) Size and clustering would depend on the size of the designated Inclusion Zone.					
176	Vi Strain	Limit cannabis production to make it exclusive rather than flood the market.					
177	Henry Burbank	i like sarah new hairstyle. i enjoy her lighthearted joy in moderating this difficult topic.					
178	Steven Sommer	How are we dealing ? vegitable Hoop houses they are every where					
179	Nancy Richardson	agree					

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#	Asker Name	Question	Answer(s)	Answer(s)	Answer(s)	Answer(s)	Answer(s)
180	Yoel Chetrit	10% of 100 acres would pay nearly \$1,000,000 in local taxes to the county each year that could go toward coimmunity development and education	Agreed	Yes!	I agree		
181	Rebecca Bass	outdoor plant canopy: limit to 1 acre  bigger concern would be cultivation structures - these must be prohibited where they would cause negative visual impacts to other properties, and restricted to commercial and industrial areas					
182	Joel Hoyt	Indoor grows are not environmentally sustainable, so people should be allowed to grow in their backyards with no limit on acreage.					
183	katherine yates	the appropriate size will depend on the grow's impact on the adjacent lands. If it is in a windy area, the grow needs to have a much higher percentage of land to grow, with the hoop house or outdoor grow placed at the edge furthest away from adjacent neighborhoods. If it is in a water questionable area					
184	L Williams	10% rule if over 100 acres large. 20 Percent if under 100 acres.					
185	Henry Burbank	\$1M will help pay for the opposition's retirement. where is the new sonoma economy as wine industry goes down the drain.					
186	judith olney	Outdoor grows are not environmental sustainable given impacts on groundwater resources and wastewater discharge - which cannot go in septic systems per Water Quality Control Board	What factual information is your conclusion based on?				
187	Steven Sommer	Rememer then size should based economic feasibilty					
188	Kristen Decker	Here we are in a drought during fire season. These are real and life threatening factors that will only get worse with global warming. It seems critical to focus on water resources, reduced chemical storage in high fire zones and fire safe roads for evacuation.	We are not storing chemicals and canabis as well as hemp is considered a fire break.				
189	Nancy Richardson	Grow in the three Ag zones, LEA, LIA and DA on parcels 10 acres or greater where odor cn be stopped at the property line of nearby residents.					
190	judith olney	Detrimental Concentration is a key concern of the General Plan Ag Resource element - thank you for noting this!					
191	Yoel Chetrit	with the landuse requirements proposed there is not more than 3000 permissible acres in the county there is not need to limit acreage caps in the county beyond the land use requirements already proposed	definitely agree				
192	Craig Harrison	The larger growers such as Cannacraft and SPARC should focus on other counties (Santa Barbara, Riverside, Imperial) or other states. Large grows are inappropriate and are not environmentally sustainable in this county.					
193	Anna Ransome	Avoid the complete alteration of the rural landscape that has taken place in San Luis Obispo and Santa Barbara counties. Don't sacrifice what brought many of us to the county in the first place – our rural beauty and natural landscape.	agreed	Agreed			
194	Steven Sommer	how man acres of grapes should be planted					
195	Henry Burbank	neighbors call on odor when they hear about a grow and before any cannabis is on the site. there is absolutely zero integrity and honesty to the baby boomers battle against cannabis. will nayoine ever challenge their lies and manipulation? or will we just focus on "how ugly" agricultural grows are?	This is 100% accurate and occured to me before I even put a shovel in the ground.				
196	Sonia Taylor	Retail should only be in incorporated jurisdictions. Or at the Airport.					

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#	Asker Name	Question	Answer(s)	Answer(s)	Answer(s)	Answer(s)	Answer(s)
197	L Williams	Sonoma has 50,000 acres of Vines. A 1 percent rule would be resonable. 500 acres of cannabis					
198	Lori Pascarella	A successful distribution operation would be one that is both sourcing and branding Sonoma County grown cannabis!!!	agreed				
199	Anna Ransome	Avoid the proliferation of non-permeable surfaces that increase flooding and lessen infiltration that replenishes water tables.					
200	Preston Smith	Micro Licenses that allow small growers to grow, manufacture and distribute their product is very important to keep the small growerers alive.	Agreed				
201	AnnaRae Grabstein	There should not be a cap on retail operations. The market will correct. Without easy access to retail the illicit market steps in.					
202	judith olney	Cluster in industrial zones - manuf and processing . In Ag lands are prime soils and there is little police and fire support.					
203	katherine yates	it is extremely important to recognize that cannabis is much more an industrial product than an agricultural product. No other ag product creates the level of traffic, smell, crime, visual damage, and water demand as cannabis. So operations need to be very very limited, ideally to commercial zones	It is a plant grown in the dirt.	the value invites violent crime..			
204	L Williams	Keep Retails open. But micro licenses have a farm to retail that would be needed					
205	Eric Sklar	For outdoor and greenhouse in AG, there shouldn't be a limit. There isn's on grapes, but setbacks between gardens is reasonable					
206	Joanna Cedar	Cannabis is NOT a new land use application...it is a new permitted use. The county should not limit on the number of permits...the process of permitting and licensing at the state level will cull the numbers because of the costs of compliance.					
207	Kristen Decker	What are sales in our county? Doesn't seem like Sonoma County should pay the environmental and standard of living costs for residents outside the county. Each county or other state can grow their own.					
208	Nancy Richardson	Do an economic report and ascertain how much cannabis is being grown in the state and how much more can be grown in Sonoma which can legally be sold. Set the acreage limit so as not to supply the black market. Econmic analysis should be peer reviewed.	Good idea				
209	Henry Burbank	DA LEA LA land should be able to sell their products wholesale from the property					
210	Ann Storms	No! We need retail caps. Other counties have very stringent caps on marijuana stores.					
211	Joel Hoyt	The operations should be as close to each other as possible. Five miles max.					
212	CECILE ISAACS	Intangible costs of new commercial facilities need to be captured. Smell, crime, noise, excessive water use, night light: Few complaints to enforcement means lower county costs to process and respond.					
213	Steven Sommer	Should fit in with Wine tourism rules					
214	Sam De La Paz	Cultivation Concentration needs to be developed by the Cannabis farming community and based around appellations. With a focus on small farmers and environmentally friendly farming techniques.					

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#	Asker Name	Question	Answer(s)	Answer(s)	Answer(s)	Answer(s)	Answer(s)
215	Vi Strain	We are not part of the cannabis community. We are local residents who are concerned how cannabis is now handled and want the County to consider neighborhood compatibility as the County has promised to do since the beginning of cannabis permitting.	Cannabis has been part of Sonoma County. We are local residents concerned about our livelihood.				
216	MaryAnn Ciavonne	All I can think of is my last visit to Denver. Total nightmare where every other store was selling cannabis. So depressing	How about completely shut down storefronts and towns?? is that not more depressing??  please take a drive through Laytonville... the town once booming now almost dead because the impact of over regulation				
217	judith olney	Put a cap on Permits or acreage by watershed - water availability will be impacted by concentrated uses					
218	Michael Ely	The premise that cannabis is acceptable is a false premise for a large number of us in agricultural zoned areas					
219	Kristen Decker	Retail operations should be nowhere near schools, parks and homes.					
220	Henry Burbank	there should not be a limit. anyone can plant help right up to the property line. smell is the same.					
221	L Williams	Micro licenses could help tourism. Farmers should have tasting room abilities like vineyards					
222	Jeremy Freitas	manage what you have now and what is in the pipeline. Then go from there					
223	Joanna Cedar	Retail caps keep the illicit market going					
224	Henry Burbank	every store in Sebastopol sells tourist trinkets.					
225	Jonathan Saler	Limit manufacturing and distribution to cities and industrial areas where taxes are collected and monitored	Grow only indoors.	Odors from chicken farms are food production related. Cannabis is not a food and not really a necessary crop.			
226	Mary Plimpton	Moratorium on all permitting pending conclusion of EIR					
227	katherine yates	This question is difficult to answer in the abstract, as the where and the how many is so dependent on location. In general, dont put them where they adversely affect the legendary bucolic beauty of sonoma county					
228	judith olney	To answer these questions we need to know the size, intensity and location of EXISTING PERMITS					
229	Sonia Taylor	How much cannabis does Sonoma County need for consumption? How much cannabis is needed for state consumption? Clearly we should not be allowing more cannabis to be grown/processed in Sonoma County than is needed for the state need total (which require evaluating how much cannabis is currently already being grown/processed state-wide). This information would help determine numbers.					
230	L Williams	San Francisco has a distance between dispensary rule					

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#	Asker Name	Question	Answer(s)	Answer(s)	Answer(s)	Answer(s)	Answer(s)
231	CECILE ISAACS	Healdsburg has developed methods to keep the entire commercial district becoming tasting rooms. Cannabis will be even more of a problem and needs to be evaluated in advance.					
232	Joel Hoyt	Retail should be allowed like any other stores, ie: car dealerships, clothes, wineries, grocery stores.					
233	Michael Ely	I personally do not want cannabis growing in Sonoma County. If not permitted on the coast, why not elsewhere					
234	Gina Cloud	Distribution from grow sites, many of which are in or near residential areas, is not a good idea. Just because wine has tasting rooms everywhere, does not mean the cannabis should follow suit. It's hard to spit out a sample of cannabis.					
235	Henry Burbank	the parcels that abut agriculture zones were once broken off of the agriculture properties. and now the small houses on small land are trying to stop the large ag lands from doing what they want.					
236	Craig Harrison	We need an economic analysis of grows of various sizes to help estimate of the number of acres or projects that might be permitted (outdoor; indoor; mixed light). Growers claim that some consumers prefer pot grown in Sonoma County. 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." Can we force an estimate of the acreage of plants that currently qualify for an appellation of origin?					
237	Nancy Richardson	The County should entertain a pause in applications of all sorts of commercial applications during this drought. Not just cannabis. How can the County do a baseline analysis if more permits continue to be issued?	Nancy, The golf club in Sonoma is very green. I spoke to the manager about it and he defended it by saying they have their own well. Our precious water resource should be for food, medicine and animals not for golf clubs. Cannabis is medicine for many of us.				



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#	Asker Name	Question	Answer(s)	Answer(s)	Answer(s)	Answer(s)	Answer(s)
238	Henry Burbank	odor for agriculture crops is a ridiculous thing to discuss. what about the smell from chicken farms, horse farms, etc? the smell is terrible and it makes a horesfly problem. or is it only cannabis smell that matters?	With regards to livestock odor, even Section 26-08-010 in Chapter 26 of the Zoning Code states: "In the event that the confined animal use is proposed within five hundred feet (500') of a nonagricultural land use category, it shall require prior approval of a use permit."  So even animals on DA parcels have strict limitations in effort to reduce odor impact on neighboring RR parcels.				
239	Anna Ransome	County should establish a complaint line with an inspection automatically generated when there are three complaints from different parties who live adjacent to the operation. The inspection should include Nasal Ranger readings on three different occasions to take weather conditions into consideration. Fines and clean-up orders should be used to assure compliance.					
240	rachel zierdt	Odor should stop at the property line	Impractical.				
241	Yoel Chetrit	Odor is a joke, in the middle of harvesting an acre (when its supposed to smell the worst) our landlord asked me when it's going to start smelling and chuckled when i told her this is bad as it gets					
242	Lori Pascarella	Agriculture of any form has odor associated with at some point in the process. Cow poop, chicken maneur, winery pomace piles all smell worse! Trying to regulate smell simply stinks!					
243	Joel Hoyt	Wineries don't worry about odor so why should cannabis. It smells beautiful.					
244	CECILE ISAACS	Outdoor plants for most ag is seasonal. Cannabis is not, so requires more rules; more enforcement. Enforcement of all cannabis rules needs to be handled by a dedicated unit, not relying on neighbors.					
245	Preston Smith	Oder can be mitigatigated by filtration in green houses. You may want to require green houses for larger grows.	Agree - by law, we need to mitigate these impacts...not rationalize them away				
246	judith olney	Canna is not an agricultural crop and is regulated separately					
247	Eric Sklar	For outdoor and greenhouse operations, there should be setbacks from sensitive uses - like homes, schools, hospitality ect.					
248	Steven Sommer	Industrial and indoor can be mitagated					
249	katherine yates	Nina did not mention the number one source of odor: harvesting! Grow operators harvest four times a year, and the odor goes on 24/7 for a month. That means 4 solid months of odor. NO OTHER ANIMAL FARM PRODUCES THIS INTENSITY AND DURATION OF ODOR IN THIS COUNTY	Not True. Most outdoor operators are harvesting once and twice max				
250	Lindsay Blyth	There are setbacks.					

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#	Asker Name	Question	Answer(s)	Answer(s)	Answer(s)	Answer(s)	Answer(s)
251	Joanna Cedar	Hemp and cannabis are the same plant. They smell the same. The setbacks should be the same. They are agriculture which is a vital sector in the local economy.					
252	Anna Ransome	Low odor terpene varieties should be planted.	You do know that terpenes have therapeutic value?	This is a non starter as the terpenes are a major component of the medicinal value			
253	rachel zierdt	There are strains that do not smell as bad. Why aren't they considered?					
254	Henry Burbank	you cannot control odor. the more you allow it to be an issue that is taken seriously the more you activate spoiled boomer haters to harrass and waste thier lives opposing cannabis. maybe they should try to solve the homeless problem?					
255	Grace Barresi	The county should increase setbacks to mitigate odor. We know, as was just stated by Nina, that odor dissipates with distance. Increase the distance to neighboring properties.					
256	Nancy Richardson	Odor should stop at the property line. There are even setbacks in the code for pig farms. Distance solves the problem.					
257	L Williams	Carbon filters on Small greenhouses operations that are on smaller properties. Limiting super Large outdoor grows.					
258	Eric Sklar	Oh, and 250-500 feet is good enough.					
259	CECILE ISAACS	Limit processing to indoor commercial districts/warehouses					
260	Anna Ransome	Siting decisions should be based on prevailing wind direction.					
261	Sam De La Paz	Nothing, this is agriculture and Hemp smells exactly the same. Hemp is protected by the "right to farm". This topic is a moot point, based on this simple fact					
262	Joel Hoyt	We should impose the same restrictions on cannabis order as we do on cattle, grape and wine operations.					
263	judith olney	There is a 500 foot setback between farm animals and adjacent residential Zones...					
264	Lindsay Blyth	If we want to impose the same rules as agriculture, it should be an agricultural product.					
265	Stephanie Danaher	We won't have to worry about the smell if it isn't allowed in neighborhoods. Stephanie	folks say they smell cannabis when there is no cannabis aroud. they make up things to stop cannabis any way they can. its sad how mean spirited these lovely old ladies can be. you should see ms. dannaher's friendly smiles when she walks around the neighborhood. a real sweetie.				
266	Henry Burbank	NOT A JOKE: suggestion is that the county start a fund to buy houses from people who think they smell cannabis and fill their houses with the homeless. maybe a jobs program for the homeless on the local cannabis farms. its better than filling the downtown hotels and bike paths, NO JOKE.					

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#	Asker Name	Question	Answer(s)	Answer(s)	Answer(s)	Answer(s)	Answer(s)
267	Craig Harrison	Terpenes are a nuisance odor. I dont live near winery odors, and don;t want to smell marijuana odor.					
268	Lindsay Blyth	There are odor studies completed for new farms in general.					
269	Sam De La Paz	Please let me know if you are seeing this inputs in the Q&A section.	live answered				
270	Joanna Cedar	Odor should not be a consideration at all in rural areas. It's agriculture.					
271	CECILE ISAACS	Mitigations of odor need to be specified in the ordinance. Think about the most vulnerable among us as well as those who love the odor of cannabis.	the "most vulnerable" might benefit from the therapeutic value of terpenese. Please research, you might break through your cutural/political bias for the sake of actual science				
272	Lori Pascarella	Use of seasonal temporary hoop structures helps to reduce spread of odors and restrict view of plants. These should be required for outdoor cultivation. Indoors has ventilation and filtration to mitigate odors.					
273	Rebecca Bass	Ideally 1000 foot set backs that are enforced to minimize the impacts of odor on adajent properties					
274	katherine yates	Odor is a very real and serious issue. You have to understand how intense the odor is during harvesting, and while the plant is drying, how long the odor persists, around the clock. Harvesting 20 plants on our lane could be smelled all the way down the lane around the clock. Many people have an adverse reaction to the odor. So having the odor stop at the property boundary line, based on an EIR report about that line	adverse reactions? you mean personal preferences?				
275	Nancy Richardson	You can use Ortech to determine the proper setback. The industry uses Ortech. It is not false science like the spurious idea that vegetation absorbs odors.	Complete technical analyses to determine the adequate setbacks - through EIR				
276	L Williams	planting other flowers and including it in your odor mitigation plan.					
277	judith olney	Winery use permits do have conditions to manage nuisances such as noise or odor					
278	Leo Avatar	Isn't the odor issue clearly addressed by the fact that LEA, LIA, DA, and RRD are the only permitable zonings.?And that that's the nature of living in or near "Ag land?"	Great point				
279	Craig Harrison	We have no idea how smelly this can be if there were lots of large growns in areas such as valleys where are thermal inversions during the summer. You can drive people from there homes.					
280	Vi Strain	Please do the research and provide this information through the EIR, so all involved understand the ramificaion of odor and have mitigations.					
281	Grace Barresi	Use scientific studies and bring in experts on odor to assess the odor from cannabis cultivation sites to make a scientific and fact based determination on odor and setbacks					
282	L Williams	following the California Air Resourecs Board guidlines.					

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#	Asker Name	Question	Answer(s)	Answer(s)	Answer(s)	Answer(s)	Answer(s)
283	Nancy Richardson	the setback for pig farms is 600 feet	Section 26-08-010 in Chapter 26 of the Zoning Code states: "In the event that the confined animal use is proposed within five hundred feet (500') of a nonagricultural land use category, it shall require prior approval of a use permit."  So even animals on DA parcels have strict limitations in effort to reduce odor impact on neighboring RR parcels.				
284	Craig Harrison	You need air quaility odeling to assess the effects on neighbors. Don't guess.					
285	Ann Storms	Our neighbor had a small backyard grow last summer.	It was awful				
286	Nancy Richardson	ortech uses wind direction					
287	Joanna Cedar	There is no setback for hemp cultivation					
288	Steven Sommer	in ag zones should come under exsiting right to farm why reinvent the wheel	TOTALLY RIGHT				
289	Henry Burbank	i love the smell					
290	Henry Burbank	\					
291	Craig Harrison	For smelly grows, require each supervisor and his or her family to spend a weekend there smelling it.					
292	Grace Barresi	livestock odor, even Section 26-08-010 in Chapter 26 of the Zoning Code states: "In the event that the confined animal use is proposed within five hundred feet (500') of a nonagricultural land use category, it shall require prior approval of a use permit."  So even animals on DA parcels have strict limitations in effort to reduce odor impact on neighboring RR parcels.					
293	Vi Strain	Chemical drift to residential uses and fog odor neutralizeing aerosals that contain oxidizing agents have not been subject to lon-term studies.					
294	Nancy Richardson	Cannabis does not enjoy the status of Right to farm					
295	Sonia Taylor	See waht Yolo County is doing regarding outdoor grow odor. Indoor grows, the odor should not leave the building, which is the standard in cities.					
296	katherine yates	using national guidelines is not appropriate, as there are siginificantly windy areas in this county. Setbacks to control odor needs to be determined on a application to application basis, based on wind studies					
297	Henry Burbank	the county is creating neighborhood battles and starting a real hatred btw folks who once got along great. ministerial is the only way to prevent this and protect farmers who pay taxes and creat jobs.					

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#	Asker Name	Question	Answer(s)	Answer(s)	Answer(s)	Answer(s)	Answer(s)
298	Judith Olney	Events are a major source of noise - and do not belong in rural areas: CA State Event permits require visitor serving uses in cities or at large facilities, such as fairgrounds					
299	Anna Ransome	Limits on day and nighttime decibels could be used, but new noise is always a significant impact according to CEQA so just using General Plan noise guidelines is not sufficient.					
300	Henry Burbank	Didn't we have a vote that was won by a large margin? Is cannabis legal? Is this process limiting the industry to effectively shut down the legal industry?					
301	L Williams	Most cannabis licenses have an hours of operations mandate. 8-6 PM. so farming does not wake up neighbors. Decibel levels on generators and equipment					
302	Preston Smith	Cannabis operations do not make many more and in many cases less noise than other ag and manufacturing businesses. Therefore they should not be any more restrictive than those operations.					
303	Jean Hegland	Noise from fans and ventilation systems, & etc. should not be allowed between the hours of 8pm and 6am					
304	Judith Olney	Use Permits will address equipment noise - and usually equipment is required to be inside a structure	Exactly!				
305	CECILE ISAACS	Cannabis does not enjoy the status of Right to farm and never should. It's a year-round industrial operation. When any farming operation moves from seasonal to year-round, it should lose that "Right".	I am a farmer not "industrial operator"	the botany of a cannabis/hemp plant grown in the ground with out structures does not support your assertion			
306	Anna Ransome	Employees make a lot of noise and neighbors of businesses often complain about it. Parking lot conversations (when arriving, leaving or on breaks), loud radios and vehicles could be discouraged by operators.					
307	Joanna Cedar	Cannabis and grapes and all other agriculture should have the same noise guidelines	Agreed, trying to single out the cannabis industry above any other agriculture or industry does not make sense!				
308	Lori Pasarella	The cannabis industry should not be subject to anything within the General Plan Noise limits different than any other agriculture or industry is currently subject to.					
309	Katherine Yates	With any rural grow application, the county needs to require noise decibel measuring, as it can vary enormously from site to site, often due to prevailing wind directions and land topography.					
310	Ann Storms	Limit the noise by stringently limiting all aspects of marijuana grows, retail, etc. in our beautiful county.					
311	Nancy Richardson	Noise includes all the comings and goings of workers. Traffic noises. The sheriff does not enforce noise complaints and seems to think there is no noise ordinance.					
312	Anna Ransome	Fans should have quiet ratings. No broadcasted amplified music. Limit trips with good scheduling and possibly shuttles. Limit number of employees, hours, days.					

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#	Asker Name	Question	Answer(s)	Answer(s)	Answer(s)	Answer(s)	Answer(s)
313	Vi Strain	Move processing plants with 24/7 hour operation, seasonal employees traffic impacts, night lighting, and security fence commercial/Industrial zones not adjacent to residential area					
314	Leo Avatar	noise ordinance should be the same as any other Ag industry, in same zonings. Why is this a question? Shouldn't this be a universal guideline across current Zonings and Ag Processes county wide? Why is everyone trying to overscrutinize cannabis and treat it exceptionally different? Especially in regards to something universal, like noise..	agreed	Agreed!			
315	Steven Sommer	Every winery in the county creates more noise than any cannabis operation					
316	Craig Harrison	The county should study the extent to which legal grows replaced illegal grows since 2016, which was the premise of the 2016 MND. All of the grows that started in Bennett Valley since 2017 were from people outside the county or state.					
317	sica Roman	can you hear plants growing?					
318	Preston Smith	Cannabis will some day be as large or larger than the wine industry. Events should be allowed on size and number of events.					
319	Henry Burbank	i had a large indoor grow for 10 years and not one single neighbor EVER knew or had a problem. i had many large fans and HVAC units. not one neighbor ever cared. they loved me. now that the county is asking for input from these folks they will make up stories about sound and smell. its a joke. how do we take this seriously.					
320	sica Roman	grow quiet strains lol	are plants are too loud, lol	agreed			
321	Henry Burbank	history will show sonoma county bending over backwards for the opposition who will NEVER be satisfied.	no doubt!				
322	sica Roman	no loud strains lol	I can hear you guys from penngrove, lol				
323	katherine yates	Again, as with odor, the noise from HVAC and traffic only further supports the inappropriateness of grows near rural neighborhoods, and instead to be in commercial zones					
324	judith olney	Only true Agriculture crops are protected by Right to Farm - the State and our Supervisors clearly stated that cannabis is not a crop, and is subject to nuisance law	yes lets pretend its not a plant				
325	Michael Ely	Poor assumption, we are not interested in cannabis growing going forward					
326	Henry Burbank	limits for events MUST be the same as other industries					
327	Jeremy Freitas	any commercial and agriculture area should be allowed when work is needed to be done. Cannabis is heavy taxed and the american people are benefiting from this industry					
328	Dustin King	Most concerned with noise in rural areas surrounding any events, tasting, etc.  Also processing and distribution.					
329	Steven Sommer	could define rural for me					
330	Craig Harrison	Without enforcement of the noise limits, the entire program fails to protect the residents and environment. No one will in enforcement do anything except M-F 8-5. And not on holidays.					

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#	Asker Name	Question	Answer(s)	Answer(s)	Answer(s)	Answer(s)	Answer(s)
331	L Williams	Cannabis and even Hemp does not have a right to farm. Until Proven to be a non nuisance. So sound and smell in your ordinance shall be very important					
332	Robert Guthrie	There are busy commercial cannabis sites with driveways, employee break areas, parking lots, and bathrooms right on the property line with its neighbors. That's mostly due to the fact that indoor cultivation buildings have no setbacks to a neighbor's property line. These commercial / industrial operations need to be setback so that a resident can enjoy their entire property.					
333	Lori Pascarella	Cannabis use permits already require a noise study as part of the process. Cannabis should not be subject to stricter noise ordinance standards than any other industry in the county.	'👉	Studies are not reality. Bought and paid for self-serving documents. How about limits to noise and genuine enforcement?			
334	Henry Burbank	noise limits MUST be the same as all other industries	agreed				
335	katherine yates	limit traffic to five days/week, 8 am to 5pm					
336	judith olney	Wild animals are disrupted by Noise	come and see the increased biodiversity my farm has supported. I even have once endangered species.				
337	Nancy Richardson	No commercial events in agricultural zones					
338	Jonathan Saler	No Leaf blowers!					
339	Preston Smith	Sorry I fogot to mention, events could be a simple as small groups and annual envents like Wine Roads.					
340	Henry Burbank	the opposition will NEVER be happy					
341	Henry Burbank	i will use leaf blowers on my property ever day of the week					
342	rachel zierdt	Enforcement is a huge issue....try getting anyone in the county out if you have a problem with sound etc.... Also, I have read lots of cannabis permits and they are not limited in hours...many are 24/7.	infactual.				
343	Henry Burbank	lots of groundskeeping. will the opposition be able to tell me when to mow my lawn? who is taking this seriously?!					
344	L Williams	Put tax money aside to fund code enforment and the planning department at a minimum of 25%.					
345	Henry Burbank	there have been many inspections that come unannounced and make the cannabis farmer get treated like a criminal.					
346	judith olney	Enforcement absolutely should NOT be based on neighbors having to turn in their neighbors. On going Audits and monitoring by County is required - Napa audits its winery permits - time we did to	the county and state visit my site regularly.				
347	Preston Smith	Accountability would already be built into the licensing process and use permit system. If a cannabis operator does not comply they stand to loose there license and use permit.					
348	Anna Ransome	Strict rules and adequate enforcement essential. County should have a hot line for complaints and a department for enforcement with actual fines and penalties, including loss of licenses - not like it is now.					

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#	Asker Name	Question	Answer(s)	Answer(s)	Answer(s)	Answer(s)	Answer(s)
349	Craig Harrison	If anyone were serious about compliance neighbors would have the ability to enjoin offending operations at no cost to themselves.	Agree - the cost of enforcement should not fall on the neighboring property owners				
350	gail cafferata	Cannabis grown commercially is not food. It is a regulated hazardous substance.					
351	rachel zierdt	Maybe the industry should help monitoring instead of saying that neighbors are bothersome naysayers.					
352	L Williams	Three strikes you're out. Some folks make honest mistakes.					
353	judith olney	Each operator must know and comply with their Use Permit ... not all are complying					
354	Joel Hoyt	We know many growers who have opted to leave California because there are too many regulations, fees and permits here. All the rules force people to grow illegally.					
355	Eric Sklar	Enforcement funding needs to be sufficient. And, there should always be an effort to help operators comply before punishment.	Agreed, this is legalized business!				
356	Henry Burbank	why do my two small children need to be woken at 8am by a surprise inspection? i get straight A's on every inspection. these neighbors have no idea how many inspections we have endured. arent we citizens with privacy rights? why are we still being treated like this even when we get great grades?					
357	Lori Pascarella	Cannabis growers are subject to waterboard, fish & wildlife, CDFA, DCC, and Sonoma County Ag Department and Sonoma County Code Enforcement inspections. It seems like there is already more than enough accountability for cannabis cultivators.	BCC	100%	California Department of Food and Agriculture & Department of Cannabis Control	TRUE!!	
358	gail cafferata	You have to remove the fear of retribution (violence and other threats) to neighbors who see violation of regulations.					
359	Nancy Richardson	Fund Code Enforcement. They should be proactive and have drones to find illegal grows. Industry should be turning in the illegal growers. Possibly reward them? People are afraid of retribution if they make a complaint. County is very forgiving and reduces fines. A slap on the arm is all violators get.	You are uninformed.				
360	Vi Strain	Enforce code violations within two weeks, maximum, put together teams as other Counties have done					
361	Henry Burbank	make a call in line for all the opposition to blow off their hot air.					
362	Jonathan Saler	Being accountable for quantity of growth is crucial. Wanting greater profit will tempt growers to increase their production, therefore, production must be closely monitored					
363	katherine yates	people adversely affected by the failure of a grow operation to operate with compliance should have the right and a way to report the violation(s)					
364	Vi Strain	Agree with Judith and Anna					



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365	rachel zierdt	complying would be great. That is not the history for some grows and the county does not adequately enforce its ordinances.	there are very few permitted/license grows in this county and the ones that have survived are abiding by the regulations. we deal with county and state often.				
366	Yoel Chetrit	We have inspections from the county and different state agencies every year. usually about 5 a year with code enforcement there as well. our farm is more compliant than most residential lots					
367	Henry Burbank	the black market is EATING our lunch. stop meddling in this process by giving an unfair advantage to the dishonest opposition.					
368	L Williams	minimum of three checks a year. Not one!  cdfa does at least one.					
369	Lindsay Blyth	Department of Cannabis Control					
370	Henry Burbank	DCC!					
371	Lindsay Blyth	Not BCC.					
372	Craig Harrison	The county does not have a program to destroy illegal plants. Rather, the grower is allowed to remove the illegal plants before the county reinspects a few days later. As most of these plants are grown in pots or bags of soil, the grower can merely put them in a truck and transport them to another illegal grow site. Illegal plants must be destroyed. This practice by the county supports the continuance of the black market and, in reality, makes the county's efforts to eradicate illegal grows like a game of whack-a mole.					
373	Henry Burbank	its new.					
374	gail cafferata	Abutting neighbors would be free of threats if they report violations.					
375	judith olney	A portion of cannabis taxes should go to an Enforcement staff					
376	Joanna Cedar	Licensing in CA is requires both a local permit and a state license. There are over a dozen separate state regulatory agencies that have some degree of authority over the industry. Without a robust permitting program, the county will not have the money to fund oversight.					
377	Henry Burbank	it would be good for the moderators to know about right to farm and the DCC. maybe gail can send a memo.					
378	MaryAnn Ciavonne	Ongoing monitoring with sufficient funding and yearly renewal					
379	katherine yates	we all know that enforcement requires money money money. So the grow operators, who will be making millions, need to pay an annual fee to fund regular inspections.	we are regularly inspected, we should however, fund a reading group to get you and others up to date with laws ad regulations				
380	Lindsay Blyth	All plants have a tag from seed to sale. You can not destroy or grow plants without a state controlled RFID tag.					
381	Steven Sommer	The vision for cannbisis in ag elment of the genral plan please have scott orr to sp-eed bring to speed					
382	Joanna Cedar	DCC: Department of cannabis control (merged BCC, Cal Cannabis and CDHP/MCSB)	aaahh yes				

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383	Lisa Lai	The rules are incredibly strict already. Enforcement through education. Forcing neighbors to tell on each other is not helping relationships.	agreed				
384	Craig Harrison	Enforcement should be made without notice.					
385	judith olney	CDFA - CA Dept Food and Agriculture - responsible for CalCannabis regulations					
386	Lindsay Blyth	Would you let someone onto your property without notice?					
387	Craig Harrison	The county alerts growers days before they arrive. Doesn;t anyone see this is a silly enforcement operation?					
388	Robert Guthrie	Reduce the ambiguity in the ordinance.					
389	Sonia Taylor	The County must have employees who are dedicated to compliance of cannabis complaints, 7 days a week.					
390	L Williams	cal dept of food and Agriculture cdfa regulates cannabis					
391	Henry Burbank	the threats come from the neighbors who make up stories like gun shots to get their neighbors swatted					
392	Lindsay Blyth	Most neighbors don't know what violations even look like, and are apt to call without cause.	Particularly those who oppose cannabis and are likely to call for any reason, versus a true violation.				
393	Henry Burbank	enforcement is paid from the taxes. duh					
394	katherine yates	where is the staff for enforcement going to come from, and who is going to pay their salaries? How this is to be funded is a crucial priority. Get the money from the profits the grow operators make	We are heavily regulated and visited often by enforcers from state and county				
395	Dustin King	Please only create enforceable standards.					
396	Preston Smith	Retail is quite and clean. Less activity than a convenience store. Just make them comple with existing zoning for convenience stores in the County.					
397	Nancy Richardson	Code Enforcement must give violators a "heads up" before they inspect or the Ag commisioner might tip them off.	This is misinformation. Inspections can be without notice.	Nancy, you are referring to two seperate departments, PRMD and Dept. of Ag			
398	Henry Burbank	great sarag. do you know what this acronym is?: NIMBY					
399	Henry Burbank	this is an areobics exercise. thanks					
400	judith olney	All impact reduction must be measureable, observable and enforcable per CEQA law					
401	Leo Avatar	There should absolutely be a constructive approach to supporting farmers to come into compliance, at least in acknowledgement that this is a new territory for both sides, and many new operators/farmers. Most people want to comply and are repetitively overburdened by penalization, fees, and pressure from code enforcement. There needs to be a balance between enforcement and support, both financially and administratively. Sonoma County could be supporting and collecting hefty tax revenue, yet continues to ostracize and continuously change policy on farmers.	Well said!	agreed	agreed	Yes!	
402	Vi Strain	Impose a local residency requirement where "opertors" are defined as owning at least 51% of the applying business.	Agreed				
403	L Williams	Cannabis will deplete county resources. Dont end up like other counties that dont have the staff to monitor the cannabis industry					

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404	Joel Hoyt	Neighbors who regularly put in bogus complaints need to be charged for the county's visit	agreed	Agreed, this would help deter harassment of cannabis cultivators by prohibitionists!	I agree, this is an important item to recognize.		
405	Joanna Cedar	Neighbors should not have the power to shut a lawful cannabis farm just because they don't like cannabis. Cannabis farmers have been largely bullied out of the county.	Agreed				
406	Craig Harrison	Require operators to live on the site.					
407	Vi Strain	Change the initial permits period to one year, to match the State.					
408	Henry Burbank	I have found through my work on different types of permits at prmd and your ag dept that the ministerial process yields less bitter neighborhood opposition and support groups clashing. When public notice and neighborhood compatibility clauses activate locals to oppose something they often become aggressively focussed on harming their neighbors in any way possible in order to achieve their goal to thwart a development from proceeding. In my life I've never seen neighbors turn from friends to enemies so fast. And the lies and scare tactics come fast and numerous. The neighborhood battles should not be a part of cannabis farming. There are people who will never do anything to help solve other issues in the county but they fully commit to every scare tactic and lie to harm their neighbor because it makes them feel like a politician, decision maker, and boss. The cannabis permitting process should minimize these forced conflicts by taking the neighbors out of the equation. These people generally are never going to	Could not agree more! Prohibitionists and the "not in my back yard" group will always use tactics of sensationalism and misinformation to push their agendas of shutting down not just cannabis, but any agriculture! They have fought vineyards in Sonoma County for decades!!!!				
409	Anna Ransome	All these comments point to serious concerns about impacts which reminds us of all the pending applications that are in the pipeline. A moratorium is essential so that the findings of the EIR , which will be based on science not opinion, will be applied to cannabis applications.					
410	Henry Burbank	are never going to be satisfied and will pull and pull and pull on the rope until the cannabis industry is in the mud. Some harbor deep resentment and feel like their neighbor who grow ls cannabis should be made to suffer. It's deep rooted. I lost all my neighbors as friends and found out that there is absolutely no way to satisfy them. They are bullies in their way.					
411	Lisa Lai	Farmers have very small margins. Let's not forget the Black Market does not follow these rules. Please support legal farmers.	100% Agreed!				
412	Sam De La Paz	If we continue to treat Cannabis operators like criminals and NOT like other businesses - regulating them in parity with other Agriculture, we can only expect to see a thriving illicit market.	agreed	Exactly!!!			
413	L Williams	Start you EIR now! it'll take a long time. But create a stop gap in the meantime					
414	Preston Smith	Sonoma County should have zoning and land use regs that are not so restrictive tha it pushes out the small growers. Otherwise you only get big corporate growerts.	Exactly. Big Corporations are already moving in.				
415	Kathy Pons	Maybe the county should go through the available parcels to determine the appropriate acreage.					

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416	judith olney	The County needs to prepare a full analysis of water availability, traffic capacity - and then calculate existing permits and permits in the pipeline so we know the Current state	Permitting requires this analysis already.	Individual permits do not address cumulative impacts			
417	katherine yates	Many of the applicants are from corporate operators, not to the family farmer. Do not allow outside operators to grow in this county. Require proof of residence for several years prior to their application. M					
418	Henry Burbank	Thank you for your hard work on the cannabis ordinance. We are still disappointed the the board did not approve the planning commission's approval of chapter 38. It was impressively well thought-out and written from my point of view. And the process to redline it line by line was a lot of work and I put from stakeholders. It's really frustrating that the process will now take another 3 years. It feels like a spiteful win for the opposition. And will cannabis stakeholder invest their time and energy into another process or will it be only the opposition who is organized and strategized?					
419	Joanna Cedar	The baseline for the land use section for the EIR should include the 5-7k small farmers who have been zoned out of the permitting process unable to make use of their land.					
420	Leo Avatar	I thought that the zoning issue was resolved and very clear by the designation of LEA, LIA, DA, and RRD ???  And that use permits and studies are done on a property by property basis... Why isn't this sufficient?					
421	Vi Strain	The negative effects of unanalyzed and unmitigated impact can have and irreversible impact on the character of rural communities. We have scenic corridors, scenic vistas and hoop house in the view shed should be screened and not visible. Protect our scenic resources					
422	Mary Plimpton	Develop a hierarchy of priorities: How will the County prioritize utilization of water resources? Clean water to drink; water for bathing/hygiene; water to raise food crops; water to raise non-food crops	I fully agree.				
423	Lisa Lai	What I want is to see a craft cannabis industry in Sonoma County. If neighbors want operations to live on site, let's add back RR and AR zones. Let's keep small farming alive in Sonoma. Over regulations have pushed out so many small family farms.	Yes!	YES, allow cooperatives and incentivize appellations development			
424	Henry Burbank	MINISTERIAL will be the only way to stop this division and hatred. start a hotline for opposition with authoritarian complexes.					
425	CECILE ISAACS	Does staff analyze cumulative impact on each permit application?					
426	katherine yates	The data that says that water zone 2 is stable is out of date. Recent research indicates water in this zone is diminishing. So it is extremely important this information regarding water zone 2 is updated.					
427	L Williams	Maybe have a fastrack for operations that have no neighbors or have all contiguous neighbors approval					
428	MaryAnn Ciavonne	Katherine Yates said it					

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429	Jonathan Saler	We notice scrolling through cannabis permits that multiple businesses are applying for permits on the same properties which implies these are large commercial growers, not the small farmer new to the business. It smacks of people taking advantage of Sonoma County. What will be done to protect Sonoma County from foreign entities and crime syndicates?	loosen regulations so small family farmers can afford to get through process on smaller parcels.				
430	Steven Sommer	please refer to ag element before next meeting					
431	Henry Burbank	these opposition folks are throwing stones from glass houses. they live in illegal residences. they build illegally. they menace neighbors with drones and trespassing. why are these same 20 people in the county being given such a disproportionate voice?					
432	Dustin King	Share concern for outside investor mentality vs helping local farmers.  Wineries owned by outsiders, specifically in Napa, have lost touch with local values and land stewardship.					
433	Nancy Richardson	Protect our existing farmers. Declare a moratorium until we see what kind of rainy season we will have.					
434	L Williams	Cottage license for under 10 acre parcels, could save cannabis farmers that had no path forward					
435	Vi Strain	Ensure that residential wells do not run dry due to cannabis operations	Farms are not approved to take water from existing uses.				
436	Robert Guthrie	I'm curious to know what the county needs to do to reduce the duration of this EIR by a year. The 3 year schedule is shocking long.					
437	Henry Burbank	lower the tax rates with new tiers for artificial light used in small wattage (read CH. 38)					
438	Vi Strain	Limit acreage in any 10 mile square zone to prevent over-concentration of any one area					
439	Sam De La Paz	Without providing zoning and pathways for small family farmers, we can only expect to see larger commercial Cannabis operations. The neighborhood groups have pushed out the small farmers and now take issue with commercialized Cannabis. Where is the happy medium?					
440	MaryAnn Ciavonne	Jonathan Saler voices my concern					
441	Henry Burbank	i propose CHAPTER 38					
442	Joel Hoyt	What are the regulations for golf clubs? Their water use is not for food and medicine.					
443	Joanna Cedar	Incentivize the kinds of behaviors that we'd like to see through the cannabis permitting process. Ideas: health of local food sheds, bees, community microgrids, etc...					
444	L Williams	10 gallon minimum water requirements per acre of canopy					
445	Preston Smith	Set backs should be from the actual green house to the neighboring property not from property line to property line. A green house could be a long way from another property.					
446	Henry Burbank	what about all the pharmaceuticals that the boomers are flushing into our water supply? no one cares.	excellent but disturbing point				

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447	Grace Barresi	Rewrite the cannabis ordinance to address neighborhood compatibility including increasing setbacks which will help mitigate odor. This is a serious issue and why neighborhood groups have voiced concerns. Cannabis cultivation in the right location, away from residents, is critical to success of the ordinance.					
448	Steven Sommer	Remeber you have let agricluture evole when \came here it it was pears prunes apples no wineries ang grape now changing					
449	rachel zierdt	Cannabis might be medicine for some....but let's be realistic. Most of the product is not consumed for that purpose.	The science does not support this; the body does not know the difference.				
450	Henry Burbank	the opposition probably wants to force masks and vaxxes so maybe they can insist that the masks take cannabis smell away and the shot has some kind of chill-out affect.					
451	CECILE ISAACS	Make regulations about water use based on scientific research locally based.					
452	katherine yates	a root dilemma with this entire situation is how to regulate on the one hand, and on the other keep the operations in the hands of local farmers and out of the hands of corporate operators who dont live here or care about the county. Threading this needle is tough! perhaps putting the small operators on larger, shared parcels, or to extend loans against their future profits					
453	Henry Burbank	sarah you are AWESOME					
454	Henry Burbank	crystal is the BEST for this job. an absolute PRO.					
455	Henry Burbank	thanks ladoies					
456	L Williams	thank you					
457	Dr. Natasha Khallouf	thank you!					