

Cannabis Visioning Session - Land Use - August 9, 2021 - 5:30 PM - 7:00 PM

#	Asker Name	Question	Answer(s)	Answer(s)	Answer(s)	Answer(s)	Answer(s)	Answer(s)	Answer(s)	Answer(s)	Answer(s)
1	Mary Radu	This is input, not a question. 1. 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. Stop accepting new cannabis applications until an environmental setting document is prepared and circulated which analyzes the County's water resource capacity and calculates current water use. 2. Prioritize neighborhood compatibility by limiting 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 or water scarce zones 3 and 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.	I agree. Please don't approve applications for an ordinance that will be changed in the future. Just the approval of those will affect what gets agreed on for the future.	Agree. There should be a moratorium on any new or pending commercial cannabis projects until there is a full EIR and new, revised ordinance.	agree						
2	veva edelson	I am very concerned about the changes we are seeing as the result of Climate Chaos. Please 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. Stop accepting new cannabis applications until an environmental setting document is prepared and circulated which analyzes the County's water resource capacity and calculates current water use.	Agree	agree as well	Any size that forces residents to inhale the odor from growing cannabis 24 /7 should not be allowed.	300 feet from residential home where families live is too close to a Cannabis grow. Agree stop accepting applications until exclusion zones are established.					
3	Herman G. Hernandez	Can the County Staff tell when community groups are copy and pasting talking points?									
4	deborah eppstein	I agree. Stop accepting new cannabis applications until an environmental setting document is prepared and circulated which analyzes the County's water resource capacity and calculates current water use by all known cannabis cultivation, processing and distribution facilities permits, as well as calculates current and anticipated water use for all other uses- agricultural, residential, commercial and industrial uses county-wide. County water maps are 40 years old and need redoing to make this analysis and the EIR valid.	i agree	Agree, how can you approve or even consider large scale commercial cannabis facilities when our county water maps are so outdated? And, during a historic drought.	Disagree. People that have been in the pipeline deserve to be processed.						
5	Dani La Noire	You are going to look at all those people as part of the supply chain, but what about the people and neighborhoods that will be impacted? How will you address our concerns?	good question!	Hi Dani! Thank you for joining us. We invite you to email us your questions to cannabis@sonoma-county.org.							
6	Moira Jacobs	This is a statement for public record: you must implement a moratorium on ALL commercial marijuana production operations immediately. No new licenses should be given until after this process is completed. Sonoma County should only allow any commercial pot production in a few carefully sited indoor locations in industrial zone near airport. The ordinance needs to respect neighborhood compatibility, public health and safety, and sound stewardship of our water resources long term!	agree	Is the county aware that THC, the primary active ingredient of pot which the industry and County is promoting and pushing on youth, was listed by State of CA as a cancer causing toxin per Prop 65? Are you also aware of the Journal of American Heart Assoc. study showing marijuana is harmful to the human heart. Why are you promoting such an unhealthy drug? I will send you dozens of scientific studies from leading doctors and scientists. Have you studied the impact of pot production on employees?							
7	Cathy Crowley	I agree strngly with number 2. We are in drought and have to be very concerned in water scarce areas.									
8	Bob Storms	We want a vision that truly includes the public interest, just not the marijuana interests.	agreed								
9	deborah eppstein	water availability needs to be analyzed in conjunction with all other present and projected [next 20 years?] residential, agriculture, commercial and industrial needs county wide. We are in a severe drought and thsi will likely be our future.	agree								
10	deborah eppstein	Not in water zones 3, 4, impaired watersheds where groundwater supplies are limited and uncertain or riparian corridors For outdoor, not within 1000 ft of next parcel (for 1 acre max grow), or 1 mile from residential communities of 5 homes or more	good!								

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11	Valorie Dallas	Neighborhoods need protection, especially in RR and LEA zones since. Many of these neighborhoods have been around for many years, so are in the "middle of nowhere." Where I live there is a real live example of what can happen. We have 400 residents and bordering, but on 3 sides of our town there is 80 acres (5 parcels, but 2 over 10 acres all purchased by an LLC from San Francisco). They are proposing a 2 acre cannabis grow on the 80 acres. The grow is upwind from the town, there is run off that goes into the Estero Americano from the proposed grow, the roads in are as narrow as 9 feet with ditches on either side of them, there is no streetlights, there are public lands where kids play that border the proposed acre grow, 9 houses are within 200 feet of the property line of the proposed grow, everyone in town is on a well and have no idea if we have enough water for our own needs, without even adding all the water needed for a 2 acre grow, their proposed processing plant will be very close to the property									
12	Herman G. Hernandez	Keep away from schools.									
13	Caroline Koss	One of the problems when looking at zoning is when you have two different types of zoning butting up against each other, eg, DA next to RR. It's very different than areas that are just DA...									
14	Lauren Marra	Not a good fit is 300ft from the wall of our homes and within neighborhoods. Put commercial cannabis in Industrial areas, AND with a setback of 1,000ft from residential property lines.	agreed	Agreed!	Agree. Commercial cannabis does not belong in neighborhoods (rural or otherwise). It should be grown in industrial areas	The outdoor grow emits odor that collects in low spots. I can smell it more than a quarter mile away.	Noise: Mini back hoes and carts are used to move soil and containers which have high pitched back up beeps that often go all day long.				
15	deborah eppstein	Not on dead-end roads over 1 mile long, or on roads less than 20 ft wide, or that have evacuation challenges									
16	deborah eppstein	Not on private shared roads unless have written consent from all shared parcel owners	hoop houses are an eye sore and this plastic breaks down quickly and pollutes our water and air. The land is often rocky which ruins the ag land. Sun grown only to minimize plastic/pollution and since it requires a generous amount of water we should keep the size of the plots to less than an acre.								
17	Ray Krauss	Not in water scarce areas particularly not in the designated impaired watersheds.									
18	deborah eppstein	Not in RRD	No pot operations 1,000 feet from a private residence, no where near a school, day care, etc.. No where in Bennett Valley, it's a view shed preserve area, and also a protected area, Matanzas Creek flora and fauna are protected, also the area includes a number of protected wildlife corridors. Also, of course a very limited number of these operations should be allowed in industrial zone, with limited impact on water resources.	Not within any community exclusion zones.	A few carefully selected sites in industrial zone near airport, highly secure, indoor, no smells emitted. We should not be trying to grow marijuana for the United States. Only allow a few sites in industrial zone. This is THC drug production, these are not gardens, nor is it traditional Ag. THC drug production provides ZERO nutrient value, it only harms the human brain and other fatty organs.						
19	Valorie Dallas	A good fit will be away from neighborhoods where ever these neighborhoods are located. Some of the old neighborhoods are ag zoning	Exactly!								
20	Nancy Citro	Remote water scarce areas, scenic hillsides	Remote areas not a good idea, grows should be in industrial areas. You just said industrial areas have few homes, fewer problems with safety, water and smell								
21	deborah eppstein	Not in high or very high fire zones. Not in areas with sheriff response time over 20 minutes Not within 5 miles of another grow [to address overconcentration]	Makes sense.								
22	Bob Fabian	Any zone which includes residential, ie families and kids, should not have these activities. Security for the facilities has to be considered.									
23	Herman G. Hernandez	Many farmers and ranchers would like to set up their operations further away from public view in unused space on their properties -- so keep as far away from public view.									
24	Cathy Crowley	In areas where there is agricultural properties with water concerns that are also close to residential property, growing is not a good fit									

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25	Jake D	These commercial facilities should be away from any nearby residences. I believe that they should be at least 1000ft away from any residence. This will ensure that they will not be next to homes. Otherwise, there will always be conflict between neighboring residents and the proprietors of these commercial operations.										
26	Ray Krauss	Not on long narrow private roads without adequate safe ingress and emergency egress for fire and emergency vehicles.										
27	Jake D	Also, all neighbors should be notified that a permit application has been submitted, regardless of it being a ministerial or use permit.	Totally agree!!!									
28	Arthur Deicke	Wherever hemp can be grown, then cannabis should be allowed, unless water scarcity indicates otherwise.										
29	Ray Krauss	Not in high fire hazard areas.										
30	veva edelson	Whatever happens we must work together to prioritize neighborhood compatibility by limiting 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 or water scarce zones 3 and 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 compatibility and be science-based to ensure cannabis operation permitting does not create individual or cumulative impacts.										
31	Dawnelle Ricciardi	And there should be strict limits on how much can be grown.										
32	Lauren Marra	Cannabis processing, and transport/distribution should be limited to industrial areas only										
33	Jake D	These facilities should be in industrial areas. The below points provide supporting evidence that this is the best solution for these facilities; this is a great solution to safely and successfully allow the cannabis industry to expand within Sonoma County.	<ul style="list-style-type: none"> This will prevent these commercial cannabis operations from displacing local farmers who provide us with food. 	<ul style="list-style-type: none"> This will keep these operations away from neighborhoods, residences and other sensitive areas. This will protect the environment as these cannabis operations would be located in already established industrial/warehousing areas. 	<ul style="list-style-type: none"> This will allow commercial cannabis to connect to the reliable city water and sewer network, eliminating the need to truck in water, and deal with erosion, runoff, wastewater, and other environmental concerns. 	<ul style="list-style-type: none"> This will set these cannabis businesses up for success, as they will be able to take advantage of local roads designed to handle commercial traffic. It will also allow them to operate 24/7 without impunity and disturbance to residential communities. 	Plants should be allowed to be grown in the sun, outdoors. Hoop houses and greenhouses are a great middle ground solution.	<ul style="list-style-type: none"> The commercial cannabis operations will be surrounded by other businesses and entrepreneurs which will foster cross-functional innovation and collaboration. 	<ul style="list-style-type: none"> This will allow these cannabis operations to cluster, something they are already advocating for, and will enable them to share resources to achieve larger scale and efficiency, as well as foster collaboration and innovation within their industry. 	This will essentially eliminate the risk of crop loss due to wildfires or drought.	Thank you for sharing a solution Jake	Greenhouses in commercial areas are fine.
34	veva edelson	It is not a good fit to grow commercial cannabis adjacent to RR enclaves and unincorporated towns. It is not a good fit to grow cannabis where the existing roads don't meet the fire-safe road standards. If there is no water or run off that goes into the watershed it is not a good fit. There needs to be enough water to not compromise wells in the area. Needs to be a good distance (5000 ft) from any public access place that people are free to walk and gather.										
35	Celeste Stephenson	No cultivation in the community separators										
36	Valorie Dallas	Not near anyplace where kids play, such as public areas and homes, schools.	agree									
37	veva edelson	A place that would be good a fit is at least (1000ft or more) from residence, a place that has access to roads that meet the fire safe road standards. A couple of good examples of this are the operations on Western the one on Roblar and the one off Gericke.										
38	deborah eppstein	Not within community agreed Exclusion Zones										
39	veva edelson	Processing building must be sited in Commercial/Industrial Zone Districts due to the significant impacts on residential uses by operating hours of 7 days a week, 24 hours a day, the influx of seasonal employees, deliveries on site from 8-5, commercial traffic on rural communities' substandard streets, storage of hazardous material, security fencing and/or sensor night lights, audible alarms and security guards										
40	Kimberley Carbonaro	Rural residential neighborhoods are not a good place to grow Cannabis due to air quality and odor nuisances, limited fire and safety personnel in our rural communities to manage the criminal element, water scarcity especially parcels on well, and chemical use which impacts neighbors.										
41	sheila jenkins	Because of the odor and the increased level of activity, and noise cannabis should not be sited in residential communities. Rural areas can also be negatively impacted for these same reasons.										
42	Celeste Stephenson	Prohibit cultivation in the impaired watersheds and in water availability zones 3 and 4										
43	Mary Radu	There is a new international Climate Change report to indicates the ability of humans to take proactive steps to reverse the climate change impacts around the world. Sonoma County must do our part by reducing the negative current and potential future water needs on our water table and other limited water sources. Any zone that has water scarcity issues today and in the future should be excluded from cannabis permitted facilities. Watershed and fish habitats should be examined. Also, 1000 ft from residences and air flows must be taken in to account for any outdoor growing.										
44	Valorie Dallas	Yes. We should create Exclusion Zones to save time for all of us once we get our criteria figured out. Pre zone it!										

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45	deborah eppstein	All 3 ag zones: LEA, LIA, DA, on parcels 10 acres or greater, subject to criteria including 1000 ft setbacks, no visibility of outdoor cultivation areas including hoop houses from public right of ways, in water zones 1 or 2 with adequate water resources in conjunction with county-wide water needs both present and future, adequate wastewater disposal and adequate renewable power.									
46	Becky Evenich	The industrial area near the Sonoma County airport where no houses are allowed to be built	great idea!								
47	deborah eppstein	Industrial and commercial zones for all cultivation types Only in Industrial/Commercial zones for indoor and greenhouse (mixed light) over 10,000 sf									
48	Celeste Stephenson	Cultivation should not be visible from scenic roads, parks or public right of ways									
49	Mary Radu	Build indoor cannabis growing in industrial zoned areas.									
50	Arthur Deicke	Where current AG is located with sufficient water sources.									
51	deborah eppstein	Within Cannabis Inclusion Zones (may be certain industrial zones with CEQA analysis pre-done by the county to enable ministerial permitting)									
52	Herman G. Hernandez	Cannabis should be grown within vineyards, farms, and all ag-land parcels where people are already farming grapes and livestock.									
53	Dani La Noire	There are thousands of open acres in Sonoma County that are NOT near RA and AG neighborhoods that have homes, kids and schools. Those would be good areas.									
54	Kimberley Carbonaro	Cannabis ideally would be grown in warehouses where safety can be ensured, the lighting that is used does not disturb neighboring properties, the odor can be filtered, and the product can be monitored for compliance with permits.	agree								
55	Bob Fabian	Grows should be in ag zones, and any post growing activities in existing industrial areas.	Not entirely a solution as many homes and neighborhoods are in or bordering agricultural zoned land								
56	Ray Krauss	The original premise that existing illegal operators should be made legal is not accurate or useful. Because they were illegal they were situated in remote, inaccessible areas and limited in size (cottage grows). These locations are not suitable for the types of operations now being developed.									
57	Nancy Citro	A good fit would be grows would be in industrial zones, fewer concerns around safety, smell and water.									
58	deborah eppstein	Indoor uses much less water!									
59	Caroline Koss	Please keep it away from our homes and in TRUE AG (Big Setbacks from all people) or Industrial areas - ie, away from where people live! We are DA but there's a grow VERY close to our home.	agree. Setback needs to be at least 1000ft from homes								
60	Lauren Marra	Industrial areas where there are warehouses, enough space to grow and where cannabis businesses can congregate and collaborate as well as share resources, host events etc	agreed								
61	Valorie Dallas	Only permit a certain number of grows within an area. Such as if you have a one acre grow, maybe no others within 4 square miles of that grow.									
62	veva edelson	The ideal place would not be located on a scenic roadway.									
63	Celeste Stephenson	Odor should stop at the property line. There are setbacks to pig farms of 500 feet because of the smell.									
64	deborah eppstein	in low fire risk areas									
65	Ray Krauss	Good place would be west of Santa Rosa where currently waste water is used for irrigation. Large parcels well removed from residences.									
66	Cathy Crowley	I disagree that it should be grown in vineyard areas where there are already water issues and close to residents.									
67	Celeste Stephenson	Inclusion and Exclusion zones should be designated.									
68	Dennis Rosatti	Small scale cultivation/craft cultivation can work without providing a nuisance in RR zones. 50-99 plants should be allowed in most zones. Greenhouses are a great way to conserve water and deal with odor mitigation. And they can be made to look beautiful.	But do they make them beautiful? I don't believe we have seen an examples in the current plethora of smaller grow sites recently approved by the county. Hoop houses are not beautiful.	I grew up in a farming community. Hoop houses feel normal to me for an agricultural community.							
69	Valorie Dallas	It depends on the definition of outdoor grow. Is a greenhouse indoor or outdoor grow?	live answered								
70	deborah eppstein	size for outdoor should be limited to 1 acre, and they should not be located in proximity to otehr grows as that can subject large areas to stinky odor. The amount of cannabis produced in the entire state should not be mroe than is used in california - it currently is.									
71	Jake D	Is a hoop house indoor or outdoor?									
72	deborah eppstein	hoop houses with no light is outdoor. If it has m]light it si mixed light = greenhouse									

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73	Celeste Stephenson	The area around the airport is zoned industrial and would be a perfect location for clustering of indoor cultivation, processing and dispensaries. There is water and wastewater disposal and no neighbors would be affected by noise, traffic or odor.	agree									
74	Maira Jacobs	This is THC drug production, it has ZERO nutritional value. This is not traditional Ag, it is DRUG production. Place in industrial zone. Someday soon THC will be produced as a synthetic. You are all wasting your time, and destroying our neighborhoods, environment and water resources in a futile attempt at new tax revenues.	Alcohol, caffeine, vitamin supplements, sugar, pharmaceuticals are ALL drugs!									
75	Matt Ferraro	Current state ordinances dictate how it looks. County ordinance should mirror state law.										
76	Mary Plimpton	Understand there are law suits in process in Oregon about tainting of wine grapes by cannabis. - Request that County seek access to arguments pro and con in these cases, follow these cases and provide public with this information.										
77	Ray Krauss	Operations were to be limited to 10,000 sq ft under current ordinance. Must stop issuing multiple permits to separate LLC's for the same parcel which circumvents the intent of the ordinance allowing much larger grows than was anticipated by the Board when they adopted the ordinance.	agree									
78	Valorie Dallas	Another question about amount to grow is who is growing? Is it a local farmer or a LLC from another county?										
79	deborah eppstein	in rural setting, should not be able to see hoop houses from public right of way or neighbors property										
80	Caroline Koss	Too big = using up more water than Sonoma County can afford to use!										
81	Valorie Dallas	An outdoor grow of an acre would be an acre of hoop houses which look like a greenhouse to me.										
82	Lauren Marra	Multiple tenants on one property each with their own permits should not be allowed. Too difficult to regulate and enforce.	Agree. concerned this is happening out in Bennett Valley and Wellspring Rd.									
83	Arthur Deicke	Cannabis measurements in the county should mirror State requirements and eventual federal requirements. There is no limit on hemp, grapes and other ag commodities, except for slope, water availability and other specific restrictions. This ordinance should be prepared for 2023 when State opens up their large outdoor licenses.	This makes a lot of sense.									
84	Ray Krauss	Not more than one acre on any parcel.										
85	veva edelson	I would really love to see cannabis integrated into a poly culture farm with a diversity of species growing together. These concentrated groupings in hoop houses are an abomination. There is no way there should be any operation bigger than 1 acre in this county. We should promote small local growers. Big growers can grow in Kansas.	agree!	I agree. I support local farmers growing cannabis instead of an LLC of people who don't live in the county from elsewhere.								
86	Kimberley Carbonaro	The size of the outdoor grow should be relative to the proximity to rural residents, available water, adherence to the North Bay Air Quality Control guidelines for safe air quality. The odor produced on the current SPARC Cannabis farm is problematic for neighboring properties. This crop is grown outdoors and the odor is from June thru October.										
87	Jake D	Each parcel should only have one tenant/proprietor.										
88	Nancy Citro	How about no cannabis at all. Are you considering that option? If no, why not. Considering our drought and fire issues, it should be on the table.	Like Marin County and Napa County!	Agreed. 100%								
89	deborah eppstein	Sonoma County needs to understand water availability and uses county wide, for all residential agriculture, commercial and industrial- that will determine size limits										
90	Dawnelle Ricciardi	Size has to be based on sustainability — what can the local water limitations support.	Very good point. Without science on sustainability, it is hard to say.									
91	Kimberley Carbonaro	I completely agree with Ray Krauss. Separate LLCs for the same parcel should not be allowed.	agreed	me too	Agreed	agree!						
92	Jake D	There should also be a restriction on the number of people working at these operations.										
93	Herman G. Hernandez	No minimum to parcel because you are excluding people (younger and less affluent) from ever getting into this industry. Very few people of color own parcels of 10 acres or more in Sonoma County.	Agree.	10,000 sq ft should be allowed on most parcel types.	there are other areas in CA which are more affordable where you can grow, if this area is too expensive for you.	That's a very elitist comment above from Jake.	whatever the color of a farmers skin, their intent to steward the land over emassing capital need to be the priority in the midst of our climate chaos.	Supply and demand. not elitist just the reality of life in CA.				
94	deborah eppstein	indoor grows could be larger than outdoor										
95	Maira Jacobs	Totally agree with Nancy! No POT is best choice for everyone! Best for human health and our environment, and our water!										
96	Celeste Stephenson	Do an economic analysis before proceeding with the EIR to determine how much cannabis is currently being grown in California and how much could be grown in Sonoma and still be economically viable without going to the black market. Hire an outside consultant to peer review the economics. All we hear is how much revenue cannabis will bring in. What are the expenses? How much did Rincon Consulting cost the taxpayers for the failed SMND rejected in May?	great idea!	good point	And take into account the costs associated with increased crime, damage to our local watersheds, increased traffic to our already busy roads and the costs to monitor and handle issues.	Hi Celeste! Thank you for joining us. Tonight we're focusing on land use - we'd love your ideas. We invite you to email the County your question and concerns to cannabis@sonoma-county.org. Thanks for getting involved!						

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97	deborah eppstein	need to avoid overconcentration- suggest that up to 1 acre outdoor grows be separated from others by 5 miles. This affects traffic as well as ambient odor	agree strongly with Deborah								
98	Herman G. Hernandez	Clustering of operations make sense in terms of business operations labor resources and minimizing overall traffic.	this would work well in industrial areas	agreed. perfect argument for clustering in industrial areas	it depends on where that is						
99	Valorie Dallas	Concentration - Assuming that all the criteria are met for locating a good site there should be some measurement established to limit the amount of growing in an area, such as no more than one 1 acre site in a four square mile radius. The impact of multiple grows in a small area would be limited by controlling the concentration of growi									
100	Herman G. Hernandez	If you are limiting where cannabis can be grown then people who live in the nice homes in rural sonoma county should also be limited. Since sometimes it seems like homes keep popping up that limit the areas where you can grow.	We've lived here for years, sometimes decades with multigenerational families. You don't really know what happens on our properties and in our homes. You speak of nice homes and imply "rich" homes, but that is just not the case. Why would you limit people coming into our neighborhoods to improve their quality of life and live in the country. They should not be penalized because you think cannabis is more important than families.	Well said Dani!							
101	deborah eppstein	clustering could be in pre-determined inclusion zones especially for indoor	yes. If we pre zoned, that can be determined with data and science	yes, pre zoned is best.							
102	Matt Ferraro	A successful cannabis distributor would be located in commercial or industrial zone, but would focus on branding and selling Sonoma County sun grown cannabis									
103	deborah eppstein	yes on industrial!									
104	Moirra Jacobs	They should only be indoor in industrial zone. One is too many!									
105	deborah eppstein	How much cannabis do we have now? Too many would be determined by location, water, and energy.	Yes, the county needs to also evaluate fully the number of nonpermitted cannabis operations currently out there, before considering adding more to already limited resources	And monitor and mandate that rules created are being enforced for all grows. If the county can't police the problems at this point, and there aren't yet that many approved projects, how could they possible do it with the proposed 65,000 acres?							
106	Arthur Deicke	We should not be looking at the cannabis industry in isolation. We should be limiting any new development or industry if our roads, fire prevention, water resources cannot support it. If a cannabis operation replaces or displaces another activity such dairy farming or grape growing, then it may be simply an evaluation of the balance on scare resources.	yes!	Totally agree!	agree!	Agree. Should be looked at in isolation or treated uniquely for these issues. We can't solve drought or climate change by regulating cannabis alone- we need a multitude of solutions across sectors.	*should not be looked at in isolation				
107	Caroline Koss	Too many = when we read too many stories in the newspaper about cannabis crime, cannabis odor, etc.									
108	Bob Storms	No disrespect intended, but it seems like the public is being asked to do what the County of Sonoma is charged with doing, what they should have already done, and that is considering the good of the entire community. Not just one group.	'+1 for the entire community!	It is also difficult for us to attend all of these meetings							
109	veva edelson	Sonoma is not the ideal location to establish and promote cannabis branding. We are in California. We don't have the water. Let's be realistic. Let's focus on sustainability and supporting our food shed									
110	Ray Krauss	Not on archaeological sites. One non-permitted grow in the Mark West Watershed has and continues to destroy a significant archaeological site. Their permit application was denied 5-0 a year or more ago by the BZA but the County has not processed their appeal or shut them down allowing adverse impacts to continue.	Interesting to hear. Can the county comment on enforcement? With no enforcement for currently operational projects the county should not approve any additional permits until there is a plan for enforcement and sufficient resources								

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111	deborah eppstein	We need to not continue to permit cannabis cultivation with inadequate setbacks, even prior to compelling the EIR. We know from other counties (eg, Yolo) that there are quantitative ways to measure odor, and that for a 1 acre outdoor grow a min of 1000 ft to property line is needed- it could be more dependent on winds and weather. Outdoor grows with hoophouses when used as mixed light could have 3+ harvests per year. Ban electrical form hoop houses!									
112	Valorie Dallas	If cannabis is grown in a hoop house that is ventilated through a exhaust fan, that is probably comparable to an inside grow. So maybe an outdoor grow in a hoop house should have the same rules for odor mitigation as an indoor grow.									
113	Moir Jacobs	I have DEA friend who said they can smell some illegal grows from miles away. Depends on size and wind. These are THC drug production operations. They belong in industrial zone, indoors, controlled with ventilation systems.									
114	Kimberley Carbonaro	I live across the street from SPARC in Glen Ellen. Their outdoor grow produces 3 harvests per year. The odor is from June to October. Strongest at harvest each 3 crops.	Thank you so much. Unfortunately, there just isn't enough information on cannabis and now we are getting personal experience that should be considered.								
115	Arthur Deicke	Outdoor agricultural odor is common in ag areas. The Right to Farm in those areas essentially states there is no nuisance for odor or other ag activity. Hemp has the same odors with no restrictions since it is an ag commodity. Cannabis should be an ag commodity. Indoor cultivation can control the odor and should continue to do so.	This is up to the state. the state does not classify cannabis as ag. Correct me if I am wrong.								
116	Matt Ferraro	Odor is a part of agriculture and industry. The setbacks are more than sufficient to mitigate for odor in outdoor cultivation, and indoors has filtration to mitigate. Dairy, poultry, and wine production in Sonoma County all produce significant smells during certain operations.	Yes. Have big setbacks and neighbors will be happy!	300 ft from the wall of our homes is not sufficient setback for odor. With pesticide areas, dusty driveways, parking lots etc even closer than 300ft, it disrupts a family's quality of life and ability to live peacefully in our homes and on our land	There is a very big difference between the smell of cows and the smell of cannabis!!						
117	Jeff McConathy	As someone who lives next to an outdoor grow, I can assure you the odor is very constant - it just gets far worse at harvest time. We are over 1,000 feet from it and the smell easily carries that far. I don't think any outdoor grows should exist within at least a mile of residences.	agree with Jeff - at least a mile from residences.	wow. So 1000 ft definitely not enough	thank you for sharing this	The predominant wind direction also makes a big difference not just distance.					
118	Jake D	Increase setbacks to sensitive areas such as homes to at least 1000ft.									
119	Caroline Koss	control odor: shift grows indoors with adequate ventilation/filtration, or for outdoor grow make it FAR away from where people live (1/2 mile??)	Greenhouses work for odor control also.								
120	Matt Ferraro	Hemp and cannabis smell the same, there should be no added restrictions above what is imposed on growing hemp.	Agree	We live in a Agricultural community. Smells are to be expected.	Dennis, You know better than that. Pig farms are agriculture too but we don't allow them near residences. Pot is not just farming. and produces unique impacts that need to be considered. You just can't dismiss them as irrelevant because we are an Ag Community. Central Valley is an ag community. Sonoma County is much more diverse and has many more land use conflicts.						
121	deborah eppstein	cannabis is not under right to farm									
122	Nancy Citro	Keep the smell on the parcel or no grow.									
123	Ray Krauss	Only feasible way to avoid odor impacts is adequate distance from receptors.									
124	deborah eppstein	a prior press democrat survey showed that most residents dont' want to live within a mile of outdoor cannabis									
125	Celeste Stephenson	County should declare a temporary moratorium or pause in all permitting (Not just cannabis) during this drought. These are unprecedented times. The Supervisors have already applied to reduce the required housing required by ABAG. Cut back on housing? Cut back on other water uses as well.	Agree								
126	veva edelson	the plants should be grown outdoors with no cover and 5000 ft from RR									
127	deborah eppstein	right to farm does nto cover cannabis!									
128	Kimberley Carbonaro	The setbacks need to be increased near rural residents.	The predominant wind direction for outdoor grows needs to be considered not just distance for odor control.	agree. maybe we should study how far the odor can travel from a commercial operation before we put this in writing in an ordinance							

Cannabis Visioning Session - Land Use - August 9, 2021 - 5:30 PM - 7:00 PM

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129	deborah eppstein	only way to control odor is indoor or greenhouse, with filters									
130	Kimberley Carbonaro	Hemp produces the same odor. We need to regulate hemp as well.	Hemp is regulated already by the Ag Department. Cannabis should be regulated there too with similar rules. Security obviously needs to be increased from non thc- hemp for thc-containing cannabis.								
131	Arthur Deicke	Cannabis is not covered by Right to Farm, but should be.									
132	Moira Jacobs	It's not Ag. It's THC drug production. Zero nutritional value. No outdoor grows! If this is not fixed we'll fix it with a ballot initiative. Pot producers and county should know that over 70% of citizens polled by PD said they don't want these anywhere near them. Put in industrial zones! Only a few! With filters.									
133	Mary Radu	There need to be ADEQUATE enforcement resources to respond to issues that occur after odor and other limits are set.	Agreed. The county has been unable to enforce even the simplest of infractions. How on earth do they think they would be able to enforce the amount of operations proposed?								
134	veva edelson	Filters are loud and should not be near peoples homes									
135	Valorie Dallas	Please do a test that compares greenhouse and hoop houses for odor									
136	Lauren Marra	Odor would not be an issue if these operations are in industrial areas	Agreed!								
137	Max Simpson	Current setbacks already address mitigating out door cannabis odors. Cannnabis and hemp smell the same, so should be treated same in terms of ordinance. When is the county going to do something about all of the residential development on Agricultural zoned land?!	Not actually true. A DA grow can be sited way too close to a neighboring RR parcel. Ask those RR neighbors downwind of that grow if the setbacks are adequate - you will get plenty of people to tell you it is NOT adequate!	I live in Bloomfield and it has been here for over a hundred years. There are 400 people who live here, some for 3 generations. I am not sure what the county should do about us. Any ideas?							
138	Max Simpson	Require temporary cannabis hoop structures for outdoor cultivation to help mitigate odors.	This is a total failure of the original ordinance. They lean towards banning or strictly limiting hoop houses now which should be changed.	Agree!							
139	Kimberley Carbonaro	totally agree.									
140	veva edelson	We need to protect our biotic reasources. Loud fans and lights and alarms will inhibit the wildlife from being at home in our open spaces. Noise should be kept in industrial zones please.	All sites go through biotic resource studies as part of the permitting process. Cannabis provides green space and does not make noise.								
141	deborah eppstein	Also need longer setbacks from indoor and greenhouse to property line both due to noise, traffic as well as 24/7 activity.									
142	Jeff McConathy	Does gun fire count for noise? They shoot semi automatic rifles frequently at the grow near me.	That is either a lie or an operator breaking very strict regulations against any guns on site. Report gunfire to the sheriff, not here. Misinformation and sensationalism do not help the process.								
143	Max Simpson	Cannabis operators are already subject to noise studies for their use permit applications. Hours of operation already have sufficient restrictions. Setbacks address noise more than adequately!	300ft from the wall of neighboring homes is not sufficient. Odor, noise, dusty gravel driveways, runoff, light etc. Setback should be at least 1000ft from residential property lines.	Not on Ag zoned properties. The moto of Sonoma County is Agriculture, Recreation, Industry.....							
144	Moira Jacobs	Yes, they are very noisy operations! And lots of vehicle traffic. They belong in industrial zone only!	Agree. Keep it away from where people live and have to deal with the noise 24/7.								
145	Mary Radu	Noise should be kept on the property and not be heard beyond property lines. Yes to industrial zones.									
146	Nancy Citro	Need 20 acre parcels for noise	yes, 20 acre is much better than 10	Maybe for very large grows. But small to medium sized can be mitigated on smaller parcels. Current 10 acre minimum is too big.							
147	Moira Jacobs	A ballot initiative will rewrite the old ordinance. It doesn't work as is!									

Cannabis Visioning Session - Land Use - August 9, 2021 - 5:30 PM - 7:00 PM

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148	Nancy Citro	No events or processing on ag land!	nor in RRD								
149	Arthur Deicke	The current noise ordinance is sufficient for all new development.									
150	Moira Jacobs	No events and no retail on THC drug operation sites.	Agreed!!!	Agreed! They're NOT dispensaries. In the dictionary, a dispensary is where "medicines are dispensed". Not THC drugs.							
151	Kimberley Carbonaro	Cannabis needs to be kept out of rural residential areas because of negative impacts to residents and wildlife.	Agree!								
152	deborah eppstein	events only in commercial zones	yes.	agree, similar to the breweries in petaluma along the highway. Great opportunity for businesses to congregate and even collaborate with one another and enough space for events, gatherings etc without disturbing residences and neighborhoods	Yes!	We hope you can join us tomorrow at 11:30 or 5:30. We'll be talking about events! Find the information here: https://sonomacounty.ca.gov/Cannabis/Comprehensive-Cannabis-Program-Update-and-Environmental-Impact-Report/					
153	Dennis Rosatti	When will dispensaries be discussed/examined?	live answered								
154	Ray Krauss	Processing, manufacturing and dispensing along with any cannitourism should be in commercial and industrial zones in incorporated areas only.	agree	agree							
155	Dani La Noire	Create actionable rules, guidelines and standards. Have staff both in the office and Sheriffs/police that is dedicated to this. There have been so many complaints/issues/reports filed against the grow houses off Pepper Rd and NOTHING has happened. Hoe can you assure the people of the county their safely and well being with the level of activity you are offering when the current level can't even be enforced?	great idea!	indeed!	Enforcement is key.	If legal cannabis cultivators are operating within the regulations and Sonoma County Department of Agriculture Best Management Practices and are being subject to harassing complaints, the complainant should be fined for wasting county staff time.					
156	Kimberley Carbonaro	Dispensaries should not be in areas near neighborhoods, schools, and rural areas where sheriff and police resources are limited, like Glen Ellen.									
157	veva edelson	keep people accountalbe by having a zero tolerance for breaking the rules. Have regular inspections with no notice. If a rule is broken all the profit of the operation should go to the county and the grower should not be issued another permit ever.									
158	Caroline Koss	Accountability: actually listen to neighbor complaints and take action to research and enforce! Our next door grow has violated many of the current rules, and nothing has ever happened. If we violated those rules when building a home, we would never get a permit. Why is cannabis treated differently?!									
159	deborah eppstein	We are aware that black market cannabis has made its way into sonoma county dispensaries									
160	Valorie Dallas	I guess the first thing I would suggest is having clear guidelines and followthru.									
161	Max Simpson	The current operator is subject to the following regulatory entities and regularly inspected by them:	California Department of Food & Agriculture CalCanabis State Waterboard Department of Fish & Wildlife Sonoma County Ag Department Sonoma Couny PRMD Code Enforcement Department of Cannnabis Control and Bureau of Cannabis Control That is more than sufficient oversight and regulatory bodies to ensure good cultivation operations.								
162	Cathy Crowley	Successful accoutability will involve transpancy. We should be able to go to your website, see every permit request with their address, we need to know names from LLC, and list complaints and what is hsppenning.	Agreed	+1	yes	Agree					
163	deborah eppstein	The county needs to destory illegal cannabis plants- it currently does not, lets the grower move them	does the county have an idea of how many illegal operations are currently running in our county?								

Cannabis Visioning Session - Land Use - August 9, 2021 - 5:30 PM - 7:00 PM

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164	deborah eppstein	unannounced inspections!	Medical facilities have unannounced inspections. This is a good idea.								
165	Celeste Stephenson	This money that the Newsome is sending to he counties to help the industry ...some of it (a lot of it) should be allocated to Code Enforcement to eradicate all the illegal grows selling to the black market. That would help the legal industry more than anything else. Believe the Gov allocated \$100 million to all 58 counties and another million just to Sonoma to help growers hurt by the war on drugs. I am not making this up. Our taxpaying money!!!									
166	Jeff McConathy	I would like to see transparency on water usage with publicly available data on how the county is holding growers accountable for their water usage. Self reporting doesn't seem like a wise choice.	Agree with this.								
167	Nancy Citro	How to make sure everyone is accountable? If the county is going to open up this industry, code compliance must be reviewed on a regular basis. Maybe 20% of permits get reviewed annually. You cannot make it a citizen complaint system like special events are now. Unless someone complains, no accountability. That is wrong to put the burden on the neighbors.									
168	Dennis Rosatti	We should vision/strive foe a closed loop supply and distribution system in Sonoma County. Imagine if we can grow process distribute and sell all within our own boundaries. Low greenhouse gasses produced by sourcing local. True sustainability!									
169	Maira Jacobs	County is way too biased in promoting THC drug operations. You have no voter support for this current ordinance or this next phase you are discussing. A ballot initiative and new Supes will fix this mess. Do you realize you have a massive homeless problem and THC drug use directly increases homelessness.	This is not supported by fact. THC use doesn't increase homelessness. Where's your research?	I can send you reams of reports. Please....							
170	Valorie Dallas	All complaints should be looked into at the beginning of something as big as this.									
171	deborah eppstein	yes on water usage accountability!									
172	veva edelson	There are 26 LLC's listed for the property next to me that intends to grow cannabis. How is the county going to deal with shady businesses?									
173	Ray Krauss	Please look at the Yolo County EIR.	yes, excellent to review								
174	Maira Jacobs	Most CA counties don't allow it!! Sonoma is one of few promoting this garbage.									
175	Bob Fabian	transparency									
176	Bob Fabian	That's water use transparency									
177	Jake D	if we have more cannabis businesses, will the ordenance require a proportional increase in code enforcement and peace officers?									
178	Arthur Deicke	Entitlements are issued with Conditions of Approval. The COAs should be enforced or deleted. This applies for any new permittee, whether it is for cannabis, vacation rental, winery or other. Regulations should be enforceable and enforced or removed. For example, if an annual report is required, it should be monitored and ensure the report is prepared, received, reviewed and feedback given. If not meeting COAs, then their entitlement could/should be revoked.	So they should follow and enforce their own existing code.	Especially at the beginning of such a big change. It is a privelege to be part of this change and should be treated as such.							
179	Celeste Stephenson	Cannabis does not enjoy Right to Farm status. It is NOT considered an agricultural crop by the state and state law. Even crops with that staus can be challenged as a nuisance in the first year or two of cultivation.									
180	Mary Radu	Sheriff and Police should only be involved in crime safety issues and tracked for use in permit reviews.. Enforcement on all other issues must be handled through a separate, single source that can be seen by all citizens. Ther costs for enforcement for the approved regulations must be budgeted for what is passed. Understand costs in advance!!!!	The extra cannabis-related enforcement costs should be funded by the anticipated additional cannabis-related taxes	There is enough money in cannabis to pay for enforcement. Some areas would not even get a sheriff to their area for an hour after calling							
181	veva edelson	If nieghbors complain then the complaints should be looked into and adressed within 24 hours. If there are multiple complaints no further permits should be issued									
182	Max Simpson	The extremley high price of land and cost of doing business in Sonoma County will naturally limit the number of operators here! The county should be doing everything it can to encourage the industry not impede it.	Agree.								
183	deborah eppstein	Require a bond upon approval to deal with removal of abandoned hoop houses, etc	interesting idea	great idea!	agree						
184	Mary Radu	Complaint response must be 24/7 as many of the issues are not in office hours.									
185	Celeste Stephenson	Why doesn't the County require smart metering by the cloud? Are we seriously relying on the operators to read their meters?									
186	Nancy Citro	Didn't Napa just say No to cannabis altogether?	I think that's correct. same with marin	Napa and Marin don't allow this insane environmentally damaging policy.							
187	Lauren Marra	How big is the county's enforcement team currently?	there needs to be a proportional increase in code enforcement budget								

Cannabis Visioning Session - Land Use - August 9, 2021 - 5:30 PM - 7:00 PM

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188	Dani La Noire	Maybe a direct 24/7 phone number that ensures swift response to concerns or issues with a deadline for responding to concerns.	good idea								
189	veva edelson	Drones should not be used to monitor									
190	Ray Krauss	Yes, all operations should be bonded for the cost of removal and cleanup should they violate conditions.	This makes sense, depending on the scale of the project. But should not be limited to cannabis. Need to look at all industry.								
191	veva edelson	Drones negativley impact us all									
192	Dawnelle Ricciardi	Light ordinance.									
193	deborah eppstein	ban all outdoor cannabis except for limited number of those that meet appellation	Great idea!								
194	Moira Jacobs	Moratorium today! Phase out the approved sites. Allow one site in industrial zone, indoor with strict ventilation.									
195	Jake D	keep these commercial operations away so that they will not impact homes and the families which live there.	Agreed								
196	Lauren Marra	Protect our families, children, homes and neighborhoods. Allow cannabis businesses and neighborhoods to thrive by putting commercial cannabis facilities in industrial areas	agree	Agreed	Agreed!	agree					
197	deborah eppstein	why are you posting right of farm since its nto applicable?	live answered								
198	John Galt	only opposition will spend there time here. so sad.	Is it opposition or just desire to compromise?	Actually John, we represent vast majority of citizens. Over 70% polled by PD said they didn't want these THC drug operations anywhere near them. If this isn't fixed, there will be a ballot initiative. Don't invest here, it will go away. Besides synthetic THC will take over.							
199	veva edelson	no outside of the county growers please	they are now the only ones that can afford it. Sadly the ordinance is killing the mom and pop, local farmers and opens the doors for outside money to invest in sonoma county. That is why this new ordinance revision timeline is going to be terrible for our local farmers.	Lower the taxes and open RR/AR and smaller sized parcels for small grows. Equity and opportunity is needed in this ordinance.							
200	John Galt	i propose CHAPTER 38. what did we spend our time on?									
201	sheila jenkins	Sustainable land use in proportion to the available water resources. Protections for our native oaks and wildlife corridors maintained. "Dark sky "standards for lighting utilized.	Agree "Dark Sky" standards need to be part of the new ordinances.								
202	Dennis Rosatti	Cannabis is a plant and should be allowed to be grown outside. We are in a climate emergency. We should not be pushing all growing to indoor spaces. Some is fine, but the sun does the job without need for energy use.	very true and how much cannabis do we really need in this county?	And yet cannabis uses more water than most other plants...how is that looking after our planet?	Cannabis does not use more water than most other crop plants. This is false. Stop growing almonds in the desert if you're concerned about water use of plants per output.	I don't happen to be growing almonds in the dessert and those also aren't next door to my house and using the water from our aquafers! And you know as well as everyone else that water is a big supply need for pot plants.					
203	Arthur Deicke	Successful land use = clear, unambiguous ordinance, easily complied with, easily enforced.	'+1	Yes							
204	John Galt	the cannabis laws are too restrictive	Agree.								
205	John Galt	the state law allows and the county should keep cannabis ministerial as much as possible	disagree, neighbors need to be notified of any pending permits, especially next to our homes								
206	John Galt	LEA DE LIA. 5 acres and up.									
207	John Galt	arthur for president									
208	deborah eppstein	a compromise is greenhouse- uses sun plus less water	I agree greenhouses can be good mlitigators while still using the Sun's natural energy.								

Cannabis Visioning Session - Land Use - August 9, 2021 - 5:30 PM - 7:00 PM

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209	Valorie Dallas	Neighborhoods need protection, especially in RR and LEA zones since. Many of these neighborhoods have been around for many years, so are in the "middle of nowhere." Where I live there is a real live example of what can happen. We have 400 residents and bordering, but on 3 sides of our town there is 80 acres (5 parcels, but 2 over 10 acres all purchased by an LLC from San Francisco). They are proposing a 2 acre cannabis grow on the 80 acres. The grow is upwind from the town, there is run off that goes into the Estero Americano from the proposed grow, the roads in are as narrow as 9 feet with ditches on either side of them, there is no streetlights, there are public lands where kids play that border the proposed acre grow, 9 houses are within 200 feet of the property line of the proposed grow, everyone in town is on a well and have no idea if we have enough water for our own needs, without even adding all the water needed for a 2 acre grow, their proposed processing plant will be very close.	And the crazy part is many of us in the town are afraid their permit will go through.	Same on Pepper Rd!	also on wellsprings road						
210	Celeste Stephenson	These workshops are a farce. We've been telling the county what we want for 6 years. We don't need to do their work. they know what our vision is and they know what the industry's vision is.	I hope that is not true. If it is true. I will have to move.								
211	Brenda McConathy	It should be consistent with plans such as the Bennett Valley Area Plan that was put together to protect land use, views, etc. Cannabis grows are inconsistent with the plan and should not be permitted in this area. Other Area plans should also be followed when applicable.									
212	Max Simpson	The land use program and laws should mirror state regulations. Cannabis will soon be legal federally and Sonoma County will fall way behind the market curve if it takes too long in updating it's cannabis ordinance.	Agree								
213	Valorie Dallas	Streamline the process by creating pre zoned areas that a grower knows will be approved for growing. Allow existing communities to be exempt from being surrounded by cannabis grows by having a buffer zone around where people live.	great idea!								
214	deborah eppstein	just hoep you reallay take thse comments seriously! In the past we ahve been totally ignored									
215	John Galt	cannabis stakeholders feel abused from the last process that you ladies helped a lot with. we helped get Ch. 38 all the way through planning after a redline process and an intense amount of public input. why do we start at CHAPTER 38. these hateful opposers lie and harrass to intimidate local family farmers. let the cannabis operators breathe and stay out of it. START WITH THE ORIGINAL CHAPTER 38.	Agree! There is too much sensationalism and misinformation from the prohibitionist who want to impede the process!	Every one has an opinion and there is room for all. Capiatalism is creating a metabolic rift in our environment. It is time to update our views on landuse. I am a stakeholder and I have an opinion.							
216	Valorie Dallas	I hope a clear ordinance will help the growers to not waste money, time and energy.									
217	Mary Radu	Light and odor issues should apply to small, neighborhood growers.as well Neighbors are already impacted by these issues. Come to our neighborhood to experience it!									
218	John Galt	sarah and BJ are the best. you guys actually are really great at your job. good vibes.									
219	Valorie Dallas	Thanks to all!									
220	John Galt	5 acres and not 10 acres and up									
221	Nancy Citro	The county planning commission just approved a project out Palmer Creek on zone 4 water scarce land. Is sustainable practices part of this process?	We'll be talking about water and sustainability on Wednesday! :) Hope you can join us (or email us if you can't): https://sonomacounty.ca.gov/Cannabis/Comprehensive-Cannabis-Program-Update-and-Environmental-Impact-Report/								
222	John Galt	20% of land if setbacks are right	I am not a Lady.								
223	Moirra Jacobs	What is your vision? Do you actually think it's a good idea to push unhealthy THC drugs to youth of America, which damages brains and human heart health? Why? And you push these industrial operations into our rural lands? Your vision is the worst public policy framework I've ever seen. I've given my ideas many times to Supes. They don't listen, they are proPOT.									
224	John Galt	lea da lia									
225	John Galt	new building allowed.									
226	John Galt	CHAPTER 38									
227	John Galt	crystal is the very best in the game.									
228	Brenda McConathy	We have witnessed a number of trees cut down for more sun. This needs to be considered.									
229	John Galt	CHAPTER 38									
230	John Galt	thank you all.									
231	John Galt	dead trees cause fire									