

Petaluma Hills Farm Compliance Highlights

Sonoma County Ordinance and State
Regulations (CDFA)

Compliance Overview

- 37acre parcel (10 acre minimum)
- LEA zoning (Land Extensive Agriculture)
- Not in Scenic Corridor/Scenic Resources area
- Outdoor cannabis >600' setback to nearest neighbor (300'setback req. in Ordinance)
- No “historic” buildings removed
- Continued grazing and new vegetable farming consistent with LEA uses

Security

- No cash or guns kept on site
- Closed to the public
- Authorized personnel only
- No guard tower/use of existing building for office for security monitoring, etc.
- All cultivation areas will have security fencing
- Vegetative screening added outside security fencing



Sonoma County Sheriff's Office

MARK ESSICK
Sheriff-Coroner

CLINT SHUBEL
Assistant Sheriff
Law Enforcement Division

ALAN VERNON
Assistant Sheriff
Detention Division

March 28, 2019

Board of Zoning Adjustments
Permit Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

Regarding: 334 Purvine Rd.

Attention: Arielle Kohn:

Over the last two years, the Sonoma County Sheriff's Office has been engaged in discussions with Permit Sonoma about best security practices when it comes to permitted cannabis operations in Sonoma County. During the process of developing security guidelines for cannabis operators, the Sonoma County Sheriff's Office reviewed several sample security plans submitted by local cannabis applicants.

The purpose of our review was to weigh in on security issues from a law enforcement perspective and offer input to Permit Sonoma on best practices that we felt should be prioritized by cannabis applicants when it comes to operational security. Permit Sonoma took many of our recommendations and incorporated them into their cannabis operator security guidelines in place today.

One security plan that I personally reviewed was that of Petaluma Hills Farm located at 334 Purvine Rd. I also met in person with the Chief Operating Officer, Samuel Magruder, to discuss the planned operation and his company's philosophy on operational security. I have to admit that I was impressed with the amount of deliberate planning and attention to detail that Mr. Magruder had put into his operational security plan. The Petaluma Hills Farm security plan clearly incorporated the most current and best practices for security as it relates to cannabis operators. I understand that for some, cannabis operations in Sonoma County continues to raise local opposition, however after reviewing Petaluma Hills Farm security plan, I do not have any objections to their proposal from a security / public safety point of view.

Sincerely,

MARK ESSICK
Sheriff-Coroner

Administration Division
2796 Ventura Avenue
Santa Rosa, CA 95403
707.565.2781

Law Enforcement Division
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Santa Rosa, CA 95403
707.565.2511

Detention Division
2777 Ventura Avenue
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3336 Chanate Road
Santa Rosa, CA 95404
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Letter From Sheriff Essick (excerpt)

- I have to admit that I was impressed with the amount of deliberate planning and attention to detail that Mr. Magruder had put into his operational security plan. The Petaluma Hills Farm security plan clearly incorporated the most current and best practices for security as it relates to cannabis operators.
- I understand that for, some, cannabis operations in Sonoma County continues to raise local opposition, however after reviewing Petaluma Hills Farm security plan, I do not have any objections to their proposal from a security / public safety point of view.

Water Supply

- Zone 2 – Full Hydrogeology report prepared
- Well supplemented by 40,000 gal. rainwater catchment from greenhouse roof
- Graywater system for supplemental landscape watering
- Adequate water storage including fire protection
- Soil sensors for maximum conservation

Odor Control/Management

- Indoor closed-loop recirculating air system, carbon filter and odor neutralizers (no venting).
- Daily equipment inspections/daily log
- Outdoor setbacks 2x ordinance requirements
- Existing windbreak of Eucalyptus trees
- Additional plantings/prevailing winds W to E

Traffic

- Consultant report/expected impacts to be “minimal”
- Only 10 employees including 2 Security staff working opposite 24 hr. shifts
- Estimated 31 trips per day/5 each during morning/evening peak hours

Conclusion

- Proposed project meets and exceeds in some cases Cannabis Ordinances (6245 & 6189)
- Project has over 120 proposed conditions (2016 geothermal power plant CUP 70 conditions)
- Ask for your approval based on the applicant's commitment to creating a quality project supporting the ag community where it's based