

**From:** [Jeffery Matthews](#)  
**To:** [Cannabis](#); [Dick and Vi Strain](#); [Valorie Dallas](#); [Toby Levy](#); [Veva](#); [Diane](#)  
**Subject:** Today's 8/16 Cannabis Outreach meeting with CCOBloomfield  
**Date:** August 16, 2021 5:16:56 PM

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## EXTERNAL

Thank you for meeting with us this morning.

A punch list of our major concerns.

- Insufficient buffer zones adjacent to Rural Residential communities that cannot provide for our safety and well-being.  
No data or “best practices” procedures were provided regarding the development of the buffer zone distances.  
Why would schools have a 1000’ buffer zone when our children who spend ¾ of their time at home would only have a 300’ buffer zone at home.
- Most of our roadways are in general disrepair and too narrow to accommodate two passenger cars let alone passing water tenders and firetrucks in an emergency.
- Our prevailing winds are from the west (daily). Our community is located on the east side of the proposed Bloomfield site meaning any fire that develops in the grow area or drying barn blows directly into our community. A 300’ buffer zone does not provide us with the time to collect our children & pets to make a safe evacuation. I don’t know what people will do with larger animals. Fire fighters can only approach this site from the east (existing roadways) so would likely have smoke exposure issues before they could don breathing apparatus.
- We believe a moratorium on all existing permit requests should be put into effect until the EIR report can clarify health and safety issues.
- As a part of the EIR our particular water resource issues need to be addressed. How many cannabis grows can our water table support? We already have many folks with shallow wells that occasionally run dry in the summer and worse during drought. We can’t have people in this situation end up racing to drill the deepest well.
- Back in the early 1990’S many roads in the south west county were designated as “scenic corridors” and had development limits established to maintain the bucolic and open space. I saw no review of this in the earlier proposal. I don’t believe hoop houses from Wilmar to Bodega Bay was in the spirit of those regulations.

Scott & Krystal

Thank you for your time and interest today!

We will be in touch.

Jeff Matthews

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**From:** [Valorie Dallas](#)  
**To:** [Cannabis](#)  
**Subject:** Pilot program  
**Date:** August 16, 2021 7:35:47 PM

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Dear Scott and Crystal,

I attended the 8:30 meeting for the Bloomfield group this morning and I would like to thank you for your time and effort in listening to our points.

I would like to add a couple of comments/ideas I did not bring up this morning.

The first is a pilot program for cannabis grows. The county could have a limited number of cannabis farms that would begin now, along with a moratorium on all other permits until the new ordinance is complete. The purpose of the pilot program would be to :

learn the good and the bad, create trust between sides, support small local farmers, and develop solutions to problems on a small scale.

It would run three years, along with the county's three year plan. There would be no promise of future cultivation. Included in this program would be a version of the ministerial permit for small grows with the number limited and only one grow per parcel. Again, it would be a three year trial, with no guarantee that it will continue.

These pilot farms would be monitored, observed, and transparent. We would see if they are:

good stewards of the land, how much crime happens around them, how transport of product impacts the roads and people, what their hoop houses look like, how they impact the scenery, how far their odor travels, if they erode the county roads with their trucks, etc. We would see what happens when power is turned off or there is a fire in the area and they need to evacuate.

We would learn about management, accountability and enforcement.

Each farm would have a team that monitors and communicates. The team would be composed of someone from the farm, the general public, and the county.

My second idea is to create immediate Exclusion Zones around any residence's property line of 1000 feet until the new Ordinance is complete. This is the same as a 1000 foot setback, but maybe easier to implement right now. Either way, it would greatly eliminate the locals' worries.

Thank you very much,

Valorie Dallas  
Bloomfield, CA

**From:** [Veva Edelson](#)  
**To:** [Cannabis](#)  
**Subject:** August 16th Bloomfield meeting  
**Date:** August 16, 2021 3:03:59 PM

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What I value most about the look and feel of our Sonoma Landscape especially here in west county is the gentle rolling hills and pasture lands.

I love seeing animals grazing the land. This area feels like a safe and trusting community of agriculture and residents.

The first thing that I notice about cannabis operations is the extra security fencing with barbed wire. High security fencing is scary and off-putting. It looks like the opposite of community for us people but for the wildlife the high security fencing hinders their ability to survive.

How can we sustain life in this county at the threshold of what promises to be intensifying climate chaos and extreme drought? How can we protect our areas biotic resources.

The open space surrounding Bloomfield is relevant for its location in the Bodega Highway corridor, with open space and grassland habitat supporting multiple species, including American Badger.

American Badger is a CA Species of Concern since 1987, with diminishing and fragmented habitat in California and Sonoma County. Badger is a keystone species in California. In Sonoma County, we have 2 primary small sustaining population areas – South Sonoma County in the 2<sup>nd</sup> District and West Sonoma County in the 5<sup>th</sup> District. The habitat type is grassland, upland and coastal.

Contributions of the property surrounding Bloomfield to American Badger survival in Sonoma County include:

- habitat for foraging.
- movement through the corridor.
- territory selection by a dispersing juvenile female badger from one of two nearby established natal territories.

There are active Badger burrows on the land surrounding Bloomfield now owned by multiple Cannabis LLC's. Bloomfield residents have photo documented the species all around the town.

The grassland habitat supports a significant prey base of pocket gophers, with quiet, undisturbed open space, absence of human encroachment, and the ability for natural movement.

In addressing impacts of climate change and supporting both species survival and biodiversity, we are well advised to think and proactively address how to support establishment of new natal territories for Badgers in Sonoma County. Monitoring habitat and identifying natal territories and Badger habitat and movement in Sonoma

County, shows that few properties remain that could be considered for a dispersing juvenile female Badger's territory establishment. The Bloomfield property is a candidate for this possibility. We can not let our Badger neighbors down. Surely there are many places where people can grow cannabis where it will have less negative environmental impact on the unique biotic resources of the Bloomfield area.

What I really don't want to see is a slew of LLC's trying to get in on the ground floor of the "Sonoma Craft Cannabis Brand" dream. It is a dream that does not match the reality of the resources that we have. Introducing acres of hoop houses behind miles of fencing is an environmental abomination at this moment in our geologic history.

I hope that the habitat of Badgers is more important in the scheme of things than making it possible for anyone with enough money to fool heartedly chase after the green rush economy. It all seems ridiculous when the county is as dry as it is. We should be sobered by last weeks inter governmental climate report. Our priority should be protecting the most vulnerable species of our ecosystem. What good is money or cannabis on planet that can't sustain life.

Carbon Farmer/ Artist  
Piano Farm  
Bloomfield CA  
415 640-8837

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**From:** [Dick and Vi Strain](#)  
**To:** [Cannabis](#)  
**Subject:** Small Group comments re Bloomfield  
**Date:** August 16, 2021 2:32:42 PM

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**My broad goal is I would like to live in my home and community without the Spector of a cannabis operation next door, especially one with high security fencing, locked gates, 24 hour security with alarms, drones or security guards and night lighting, operations 24 hrs a day for 7 day a week, seasonal employees unknown to the community coming and going, using our substandard community roads where two cars can't pass and people walk as there are no sidewalks. Lastly, but not least to be subject to odor and noise and potential criminal activity that is concerning to us all.**

**We are already familiar with agricultural uses and none of them have this cumulative array of impacts.**

**We have a concern with county priorities:**

**With Climate change advancing and our current and forecast severe drought continuing, it seems the County would be better served to focus attention on how to navigate and mitigate these big issues of the day that matter to residents. Possibly it's time to reconsider priorities and the importance of placing cannabis above these other consideration as far as the cost and staff time devoted**

**However,**

**Since the County is on this cannabis track, We request the County impose a moratorium on new cannabis cultivation applications until an EIR analyses on the impacts of the full Cannabis Program is completed so informed decision can be made.**

**1. We request the County provide setbacks from residential property lines a minimum of 1000 feet and expanded a greater distance depending on prevailing local conditions. In Bloomfield, we have the strong Westerly winds up the Estero Americano from the ocean every afternoon. It would take a wide buffer to mitigate odor, noise and wildfire impacts here.**

**We also request other options be studied and considered such as: Exclusion Zones and Community Separators for residential neighborhoods and unincorporated towns. Community Separators could be established for residential enclaves throughout the County and provide the same protections as they do to incorporated Cities by further protecting rural character and holding back sprawl and further parcelization of Agricultural lands for residential use.**

**2. We request that processing plants only be allowed in commercial/industrial areas. Consider placing all grow operations in Commercial/industrial areas where all services are provided.**

**3. We request use of existing buildings adjacent to communities be considered under the same requirements as use of the property in general as far as setbacks, square footage of cannabis allowed for the total property and any other provisions that apply to the property should apply to use of existing buildings.**

**4. We Request the County drop the idea of ministerial permitting except to consider a streamlined approach for processing and manufacturing in Commercial and industrial zones with adequate resources.**

**Currently the Dairy Belt area is grazing land and not cultivated. Cultivation would change the character of this rural part of Sonoma County, use additional water or compete with Dairy and residents for precious water.**

**In Addition the scenic beauty of these grazing lands would be impacted with hoop houses and attendant operations. We request these types of substantial changes be studied as part of the EIR**

**In Bloomfield, there are 400 people on wells who are conserving and concerned about water. Cannabis is not a food crop that sustains human life it is a product, a controlled substance and a recreational drug. As part of the EIR, we would like to see consideration given to this distinction and whether cannabis is where we want our water to go and how we want our agricultural land to be used.**

**Moving on to process**

**We believe the County needs to do a proactive Environmental review and prepare the technical studies needed to determine how much cannabis the County can support and Where.**

**Especially, We think it's important to**

**\*Prepare a baseline of existing conditions identifying all the known cannabis cultivation and processing operations.**

**\*Prepare an environmental setting document that fully addresses existing conditions,**

**\*Use technical analysis and specifically identify the most suitable locations for cannabis cultivation.**

**\*Ensure findings and mitigation measures are based on facts and expert opinions.**

**\*And lastly to complete a cumulative impact assessment on the full development potential of all uses and activities of the cannabis program.**

**And then decide where and how much cannabis the County can sustain.**

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**From:** [Toby Levy](#)  
**To:** [Cannabis](#)  
**Subject:** Comments from Bloomfield meeting 8-16-2021  
**Date:** August 16, 2021 2:53:01 PM  
**Attachments:** [image001.png](#)  
[8-16-2021 presentation.pdf](#)

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Please accept my notes from our meeting today with Planning.  
Thanks.



**Toby S. Levy, FAIA**  
Founding Principal

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My name is Toby Levy and my family and I have the property at 6200 bloomfield road.

It is about 10 acres with a small apple orchard. We purchased it about 21 years ago from the Tremari's who have the 1000acre plus ranch across the road and renovated their 1850's farmhouse which was previously inhabited by their grandmother..

I created this map using Google Satellite maps to illustrate the impact from the currently proposed Commercial Cannabis on our small Residential Enclave. Our town, you can see from the map, was created in the 1850's with one acre lots in the center, growing to 3 and larger, until it abuts the larger parcels. The proposed Commercial cannabis touches many of these smaller lots, zoned RR as well as smaller LEA, agricultural zoned sites, such as my own. So we need buffers on the proposed lots, since often our lots are directly adjacent and much smaller.

This map will also give you a feel for our roads. Aside from our pot holes serve as our natural speed bumps, they are mostly one lane wide. The proposed commercial cannabis site is only accessible through these roads, which is the only way residents and emergency workers also access our town. Our concern is that they can be easily blocked, and made impassible. IF the county is considering allowing "tasting" rooms, this would be an even larger problem with our one lane roads and no shoulders.

This Map also shows the water shed in our area. The town of Bloomfield is basically in a valley between several rolling hills. The trees mark the seasonal creeks feeding the Estero and our aquafiler. The water shed from these hills supplies the water for the towns 400 residents from the large parcels that are grazing lands. The potential impact of commercial cannabis on the town's water needs to be considered. When we moved here, our brick 30' well could see us through, with conservation by the end of the summer. In 2015 we had to replace with a 220' drilled well..But water isn't a given, since the town of Valley Ford, less than 4 miles away, needs all of its water trucked in.

What is less visible but equally as fragile is our community. The residents have come together to main our local cemetery, a playing field and picnic table and for many years raised money to support our local fire response. We need for the cannabis laws to protect Bloomfield and other residential enclaves with buffers, water protection and maintaining the safety of our roads and residents.