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Sonoma County Board of Zoning Adjustments Actions

Board of Supervisors Chambers
575 Administration Drive, Room 102A
Santa Rosa, CA 95403

PlanningAgency@sonoma-county.org

September 12, 2024
Meeting No.: 24-11

Roll Call

Commissioner Freeman, District 1
Commissioner Gilardi, District 2
Commissioner Wiig, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Cecily Condon, PRMD Division Manager
Jacob Sedgley, Project Planner
Haleigh Frye, Project Planner
Tasha Levitt, Administrative Assistant
Sita Kuteira, Deputy County Counsel
Jennifer Klein, Chief Deputy County Counsel

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:20 PM
File: UPE22-0067
Applicant: Public Safety Towers LLC
Owner: Sonoma County Water Agency
Cont. from: N/A
Staff: Jacob Sedgley
Env. Doc: Class 3 Categorical Exemption (14 CCR § 15303)

Proposal: Use Permit for a new Intermediate Freestanding Commercial Telecommunications Facility, including a 110-foot monotree, a generator for backup emergency power, and associated ground equipment all located within a 1,125-square foot lease area enclosed by a 6-foot fence on a 78.11-acre parcel zoned RRD (Resources and Rural Development).

Recommended

Action: Staff recommends that the Board of Zoning Adjustments find the project exempt from CEQA and approve use permit request.

Location: 10290 Westside Road, Healdsburg, CA

APN: 110-280-007

District: Fifth

Zoning: Resource and Rural Development (RRD B6 160), with the Floodway and Floodplain Combing Districts (F1 F2), Oak Woodland and Valley Oak Habitat Combing Districts (OAK VOH), Riparian Corridor Combining District (RC50/25 RC200/100), and Scenic Resources Combining District (SR – Scenic Corridor)

Action: **Commissioner Koenigshofer** motioned to continue the item to October 10th, 2024 at 1:05 PM. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: N/A

Resolution No.: N/A

Vote:

Commissioner Freeman	Aye
Commissioner Gilardi	Aye
Commissioner Wiig	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Item No.: 2

Time: At or after 1:20 PM

File: UPC17-0044

Applicant: Howard Kronberg/Spring Creek Farm

Owner: Jessica Roman

Cont. from: N/A

Staff: Haleigh Frye

Env. Doc: Categorically Exempt under Section 15301 (Existing Facilities), Section 15303 (New Construction), Section 15061(b)(3) (General Rule)

Proposal: Request for a five-year limited-term Conditional Use Permit for a commercial cannabis cultivation operation consisting of up to 2,500 square feet of mixed light cultivation and 2,500 square feet of outdoor cultivation in addition to accessory propagation and ancillary processing of cannabis grown onsite, as well as self-distribution on a 31.70-acre parcel zoned RRD located at 21510 Fort Ross Rd., Cazadero. Proposed hours of operation would typically be 8:00 am to 5:00 pm Monday through Friday but may occur 24 hours a day seven days a week as needed. Deliveries and shipping would be limited to 8:00 am to 5:00 pm Monday through Friday. The project would be employ two (2) full time employees and two (2) part time seasonal staff. No public access or retail sales are permitted. The site is currently operating under Penalty Relief.

Recommended

Action: Staff recommends that the Board of Zoning Adjustments find the project categorically exempt from CEQA and approve the request, with conditions, for a five-year limited term Conditional Use Permit for 2,500 square feet of mixed light cannabis cultivation and 2,500 square feet of outdoor cannabis cultivation, accessory propagation, and selfdistribution of site grown cannabis.

Location: 21510 Fort Ross Rd, Cazadero, CA 95421

APN: 107-140-007

District: Fifth

Zoning: Resources and Rural Development, maximum density of one dwelling unit per 160 acres, Riparian Corridor 50-foot development setback/50-foot agricultural setback (RRD B6 160, RC50/50)

Action: **Commissioner Koenigshofer** motioned to approve the project as recommended by staff. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: 10 days

Resolution No.: 24-10

Vote:

Commissioner Freeman	Aye
Commissioner Gilardi	Aye
Commissioner Wiig	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Abstain: 0