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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](mailto:PlanningAgency@sonoma-county.org)

March 14, 2024  
Meeting No.: 24-02

### **Roll Call**

Commissioner Carr, District 1  
Commissioner Gilardi, District 2  
Commissioner Ocaña, District 3  
Commissioner Koenigshofer, District 5  
Commissioner McCaffery, Chair, District 4

### **Staff Members**

Emi Thériault, Deputy Director of Planning  
Cecily Condon, PRMD Division Manager  
Ken Compton, Project Planner  
Tasha Levitt, Administrative Assistant  
Sita Kuteira, Deputy County Counsel  
Jennifer Klein, Chief Deputy County Counsel

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## **Board of Zoning Adjustments Regular Calendar**

**Item No.:** 1  
**Time:** 1:05 PM  
**File:** UPC17-0081  
**Applicant:** Chris Coogan/Russian River Farms, Inc.  
**Owner:** Chris Coogan

**Cont. from:** April 8, 2021  
**Staff:** Ken Compton  
**Env. Doc:** Categorically Exempt under Section 15301 (Existing Facilities) and Section 15304 (Minor Land Alterations)  
**Proposal:** Request for a limited term, conditional Use Permit including 10,000 square feet of outdoor cannabis cultivation, accessory cannabis propagation, and self-distribution of site-grown cannabis on a 25.51-acre parcel. This permit would allow for up to two (2) full-time and up to two (2) seasonal employees to serve the cultivation site. 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 10,000 square feet of outdoor cannabis cultivation, accessory propagation, and self-distribution of site grown cannabis.

**Location:** 20077 Sweetwater Springs Rd., Guerneville

**APN:** 069-050-019

**District:** Five

**Zoning:** Resources and Rural Development, maximum density of one dwelling unit per 160 acres (RRD B6 160)

**Action:** **Commissioner Koenigshofer** motioned to approve the project as recommended with modified conditions. Seconded by **Commissioner Gilardi** and approved with a 4-0-1 vote.

Appeal Deadline: 10 days

Resolution No.: 24-01

**Vote:**

Commissioner Carr	Aye
Commissioner Gilardi	Aye
Commissioner Ocaña	Absent
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 4

Noes: 0

Absent: 1

Abstain: 0