

Board of Supervisors

November 2, 2021

Outdoor Cannabis Cultivation

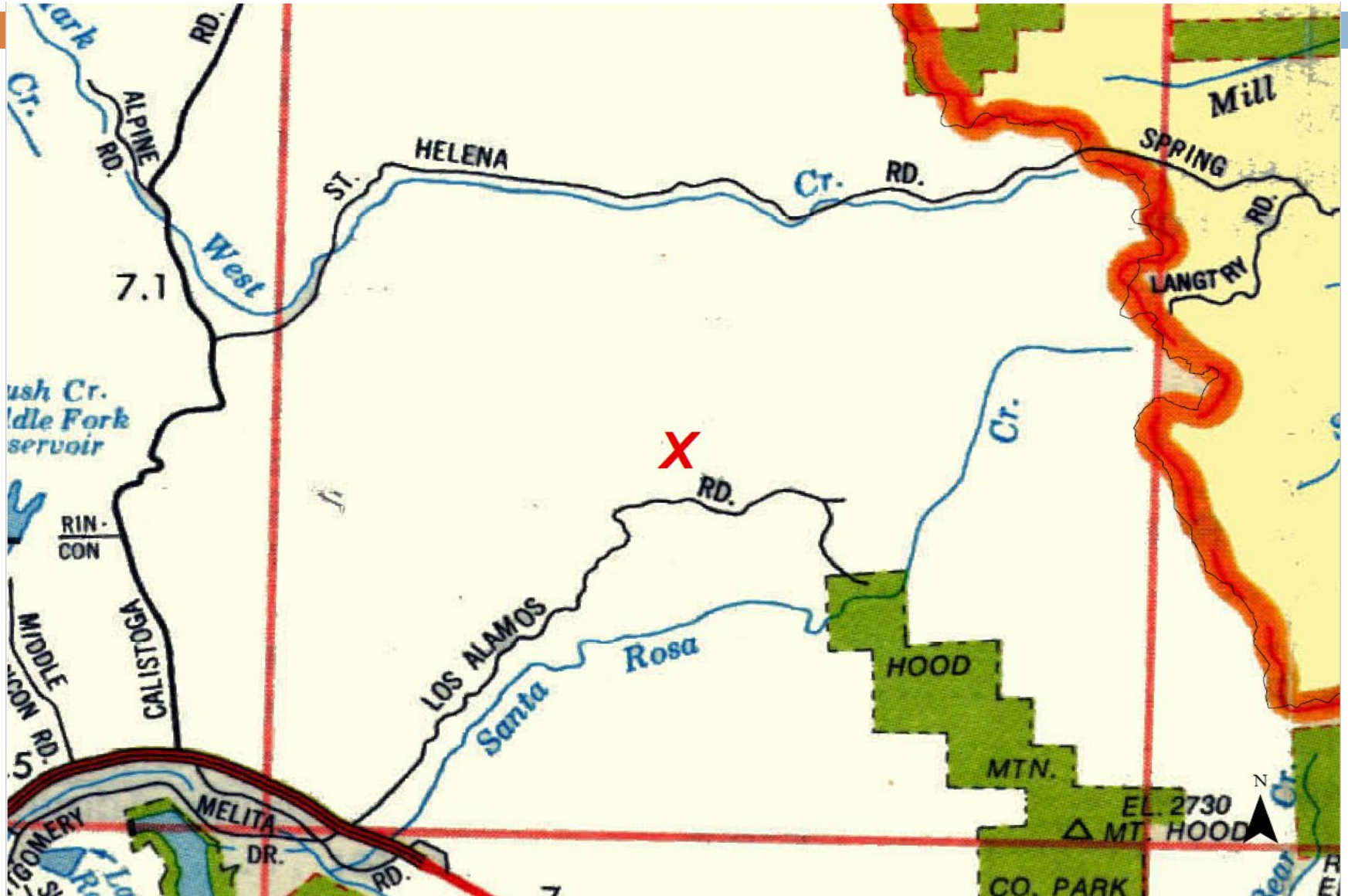
2260 Los Alamos Road, Santa Rosa

UPC18-0037, Use Permit

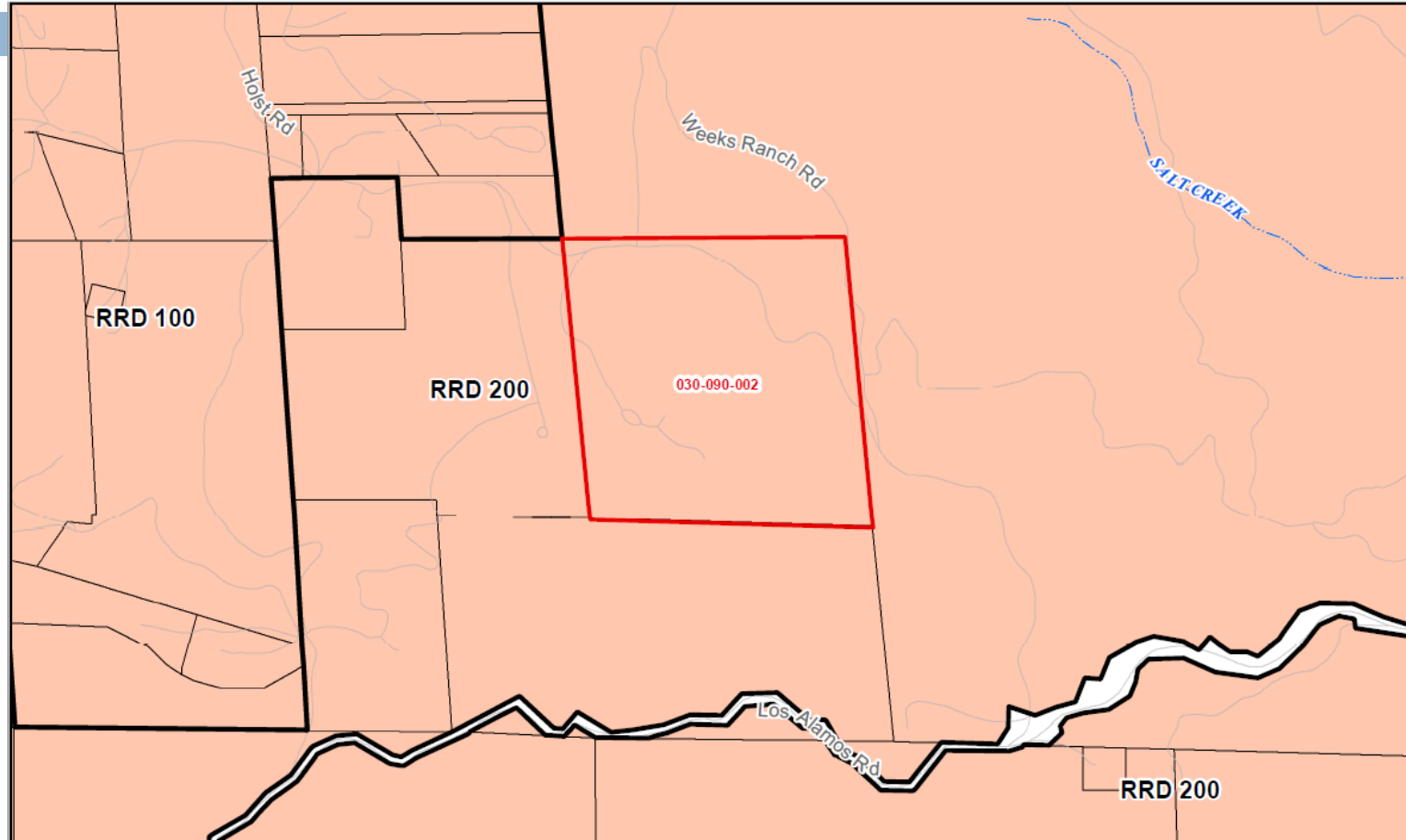
Marina Herrera



Vicinity Map



Land Use Map



General Plan Land Use

- Diverse Agriculture
- Land Extensive Agriculture
- Land Intensive Agriculture
- Resources & Rural Development
- Rural Residential
- Urban Residential
- Recreation / Visitor-Serving Commercial

- General Commercial
- Limited Commercial
- Limited Commercial Traffic Sensitive
- General Industrial
- Limited Industrial
- Public / Quasi-Public

- Planning Area Policy
- Affordable Housing
- City

Base Map Data

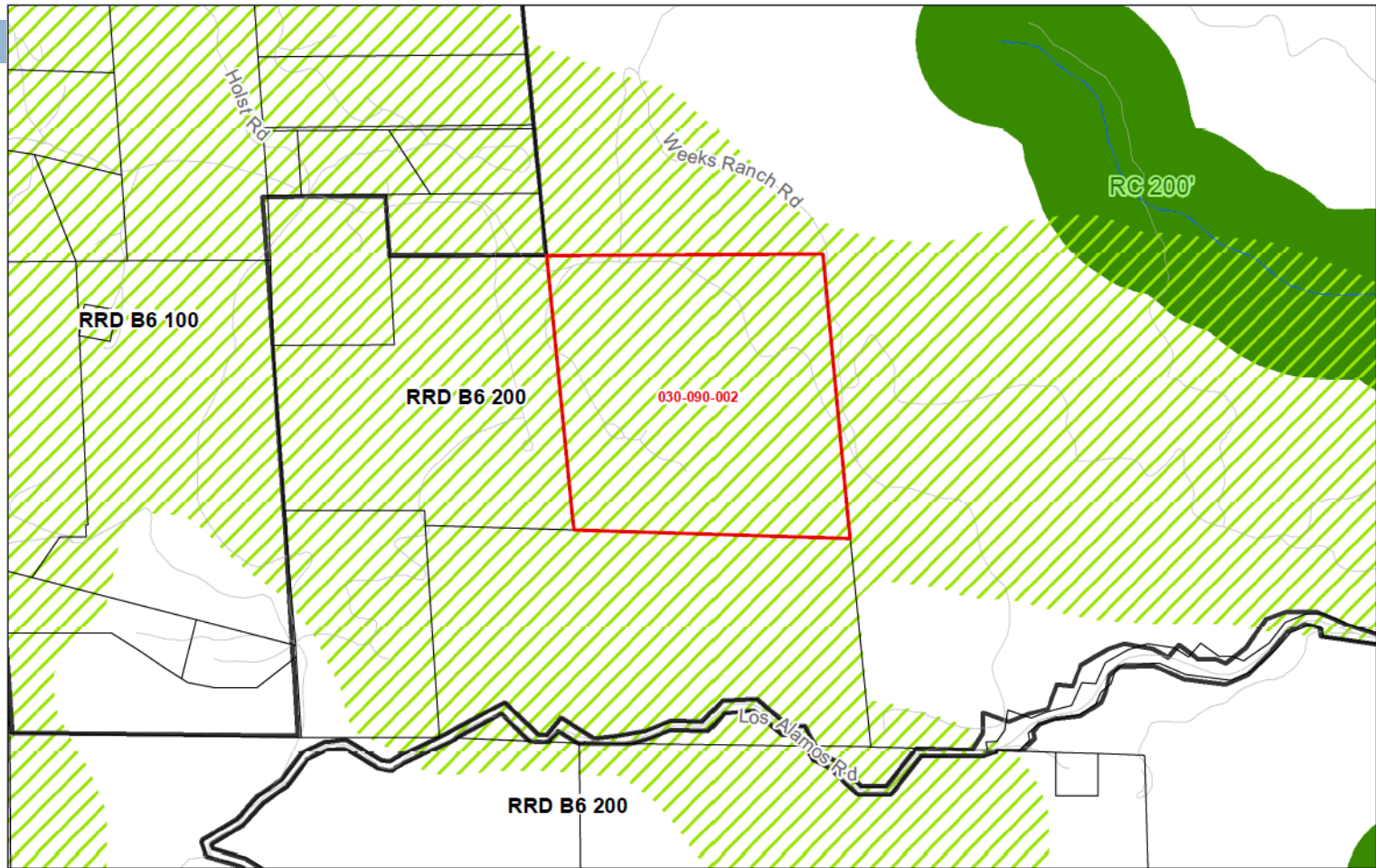
- Street
- Intermittent Stream



1 inch equals 800 feet

Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acres.

Zoning Map



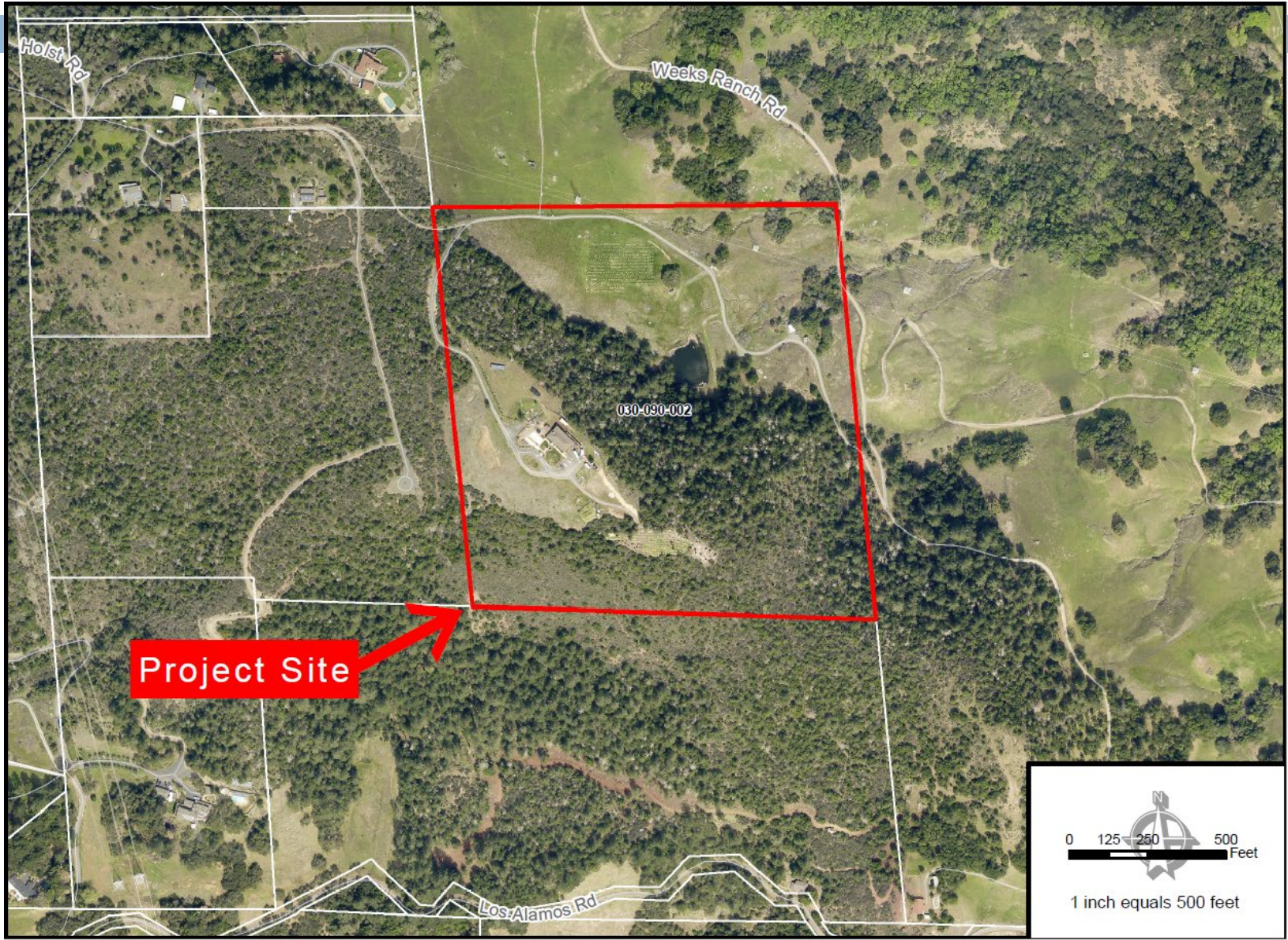
Zoning and Combining Districts

Zoning by Area	LG Local Guidelines	MR Mineral Resource	RC Riparian Corridor
AH Affordable Housing	SR Scenic Resource	G Geologic Hazard	Width
LU Policy	VOH Valley Oak Habitat	F1 Floodway	50'
HD Historic District	BH Biotic Habitat	F2 Floodplain	100'
			200'



1 inch equals 800 feet

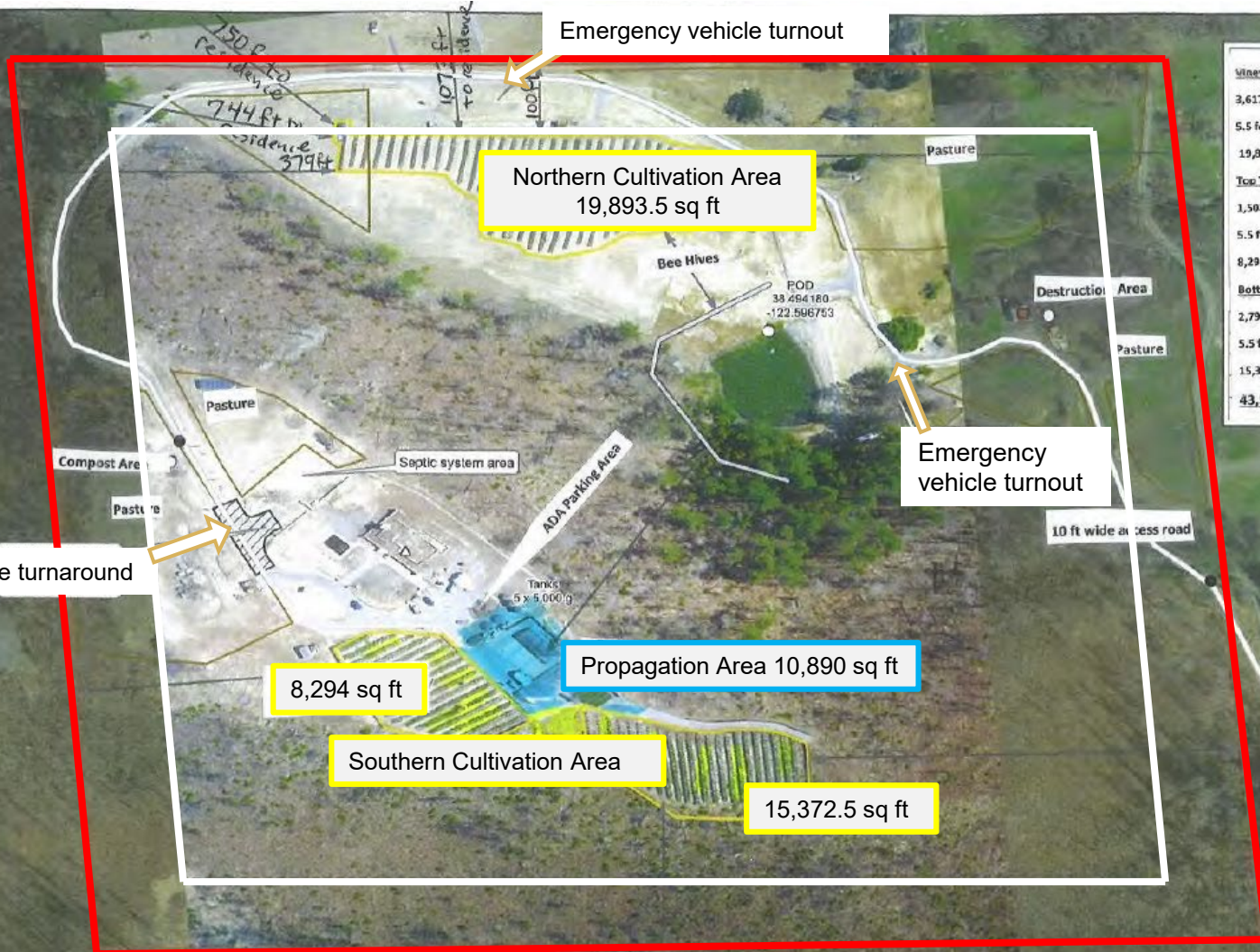
Aerial Map



Project Proposal

- Outdoor Cannabis Cultivation
 - One-Acre (43,560 sq ft)
- Propagation Area (limited to 25% of cultivation area)
 - 10,890 sq ft
- Distributor-Transport Only
- Water Source – Existing Surface Water Right, onsite pond
- Energy Source – Sonoma Clean Power
- 4 full time employees; 4 seasonal employees; max of 8 employees
- Security Improvements including fencing

Project Site Plan



Vineyard Area
3,617 feet Total Length of Rows
5.5 feet width
19,893.5 square feet
Top Top Area
1,508 feet Total length of Rows
5.5 feet width
8,294 square feet
Bottle Top Area
2,795 feet Total Length of Rows
5.5 feet width
15,372.5
43,560 square feet cultivation area

Emergency vehicle turnaround

Emergency vehicle turnout

Emergency vehicle turnout

8,294 sq ft

Propagation Area 10,890 sq ft

Southern Cultivation Area

15,372.5 sq ft

<p>SITE PLAN 2260 Los Alamos Road Santa Rosa, CA APN: 030-090-002</p>	<p>Parcel boundary provided by Sonoma County Map date: 6/2021 Aerial: post Glass Fire (2020)</p>	Site Boundary	Garden Areas	50 ft. pond setback	Gate	Existing Residence
		100 ft. setback	Pasture	10 ft wide access road	Existing Barn <i>Burned</i>	Compost Area

*Total canopy not to exceed 43,560 sq ft
Packaging offsite

General Plan & Area Plan Consistency

Resources & Rural Development Land Use / Franz Valley Area Plan

- ✓ Preserves Rural Character
- ✓ No change to density or parcel size (40 acres)
- ✓ Limited development area (3.75% of parcel)
- ✓ The use does not preclude potential future resource development or conservation land uses

Zoning Consistency

- RRD (Resources & Rural Development)
 - ✓ Cannabis Cultivation allowed use with Use Permit
 - ✓ Consistent with the Development Criteria including building setbacks from property lines/roadways, lot coverage and maximum building height.
- Biotic Habitat Combining Zone (Sec. 26-66-020)
 - ✓ Biological Assessment, Synthesis Planning (02/2018)
 - ✓ No critical habitat; no 'take' of protected species

Cannabis Ord. Consistency

Cannabis Ordinance Development Criteria (Sec. 26-88-254(f))	Project Compliance	
Min lot size (10 acres, RRD)	✓	40 acres
Square footage limitation of cultivation (1 acre)	✓	1 acre
Propagation limitation of 25% of cultivation area	✓	10,890 sq ft
Outdoor Cultivation Setbacks	✓	Complies
Exterior lighting shielded, downward casting	✓	Complies
Site Security Plan	✓	Complies

Cannabis Ord. Consistency

Cannabis Ordinance Operating Standards (Sec. 26-88-254(g))

Project Compliance

Energy 100% renewable



Complies

Sonoma Clean Power

Hazardous Materials



Complies

Hours of Operation – 24/7 for cultivation activities
8:00am to 5:00pm for deliveries & shipping



Complies

Water Source (allows Existing Surface Water Rights)



Complies

Williamson Act Contract – Cannabis as compatible use
contracted for grazing, phase out December 2022



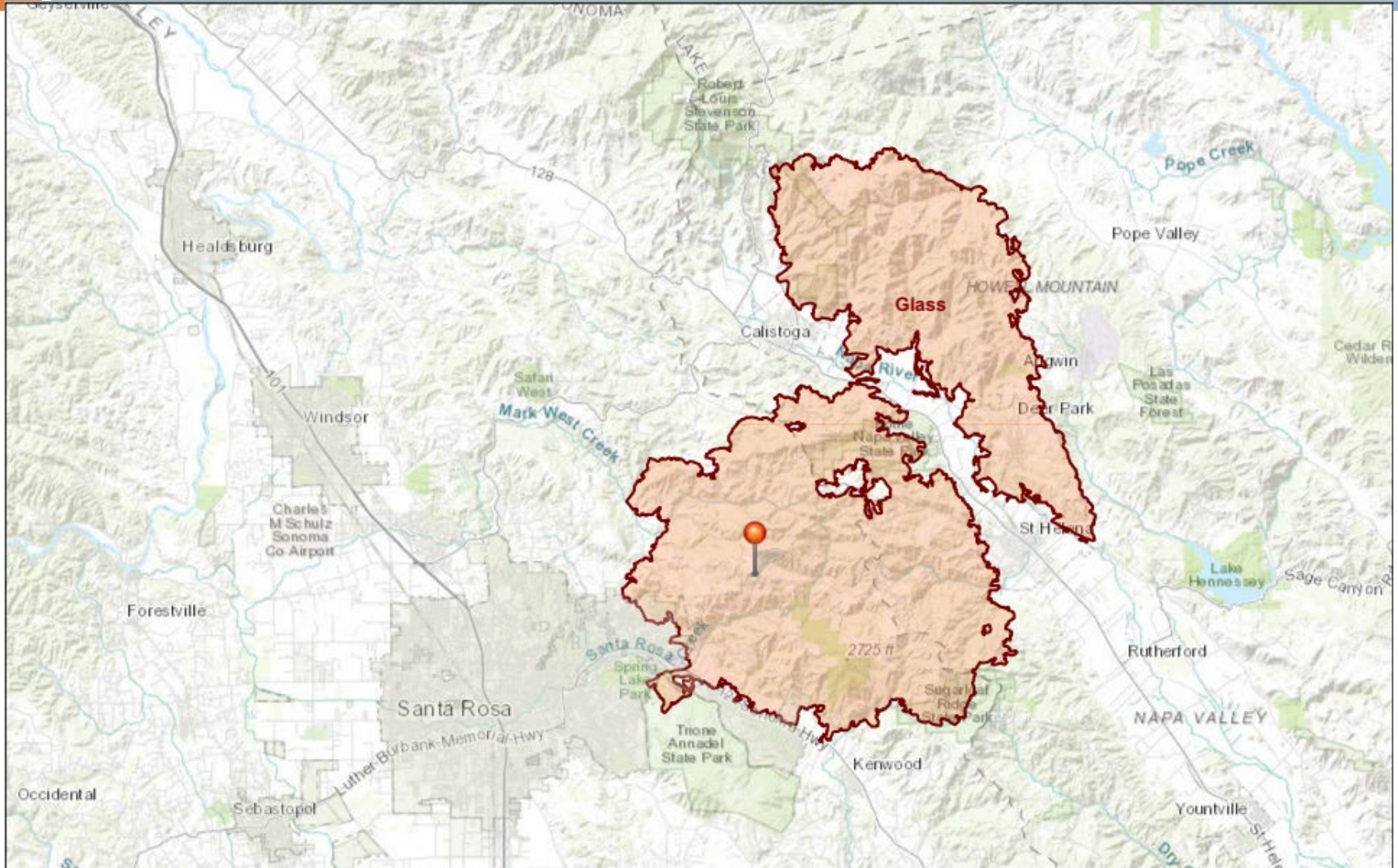
Complies

Public Comments

- Areas of Potential Concern
 - Fire Risk & Access
 - Groundwater
 - Odor
 - Traffic
 - Security

Response to Issues Raised

Fire Risk



Response to Issues Raised

Access



Response to Issues Raised

Water Source

- Groundwater
 - ▣ Zone 4, Areas with Low/Highly Variable Water Yield
- Existing On-site Pond, Existing Surface Water Right
 - ▣ Permit ID 018786, License ID 012581
 - Storage 3.2 acre-ft/yr
 - Water use limited to 3.0 acre-ft/yr
 - PRP Operation estimated 1.5 acre-ft/yr for 35,203 sq ft of outdoor cultivation
 - *Dept. of Water Resources & Waterboard estimate water use for 1.0 acre of cannabis at 2.0 acre-feet per year*

Response to Issues Raised

Odor

- 40 acre parcel, setbacks & parcel size provide for separation

Traffic

- 4 full-time employees; 4 seasonal employees; max 8 employees
- 4 average daily vehicle trips; 24 average daily vehicle trips during harvest

Security

- Secured access, outdoor fencing, cameras, lighting, and alarms
 - ✓ Site Security Plan meets ordinance requirements

Environmental Determination

- Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15304 Minor Alterations to Land
 - ▣ This Categorical Exemption is applicable to “minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees, except for forestry or agricultural purposes.”
- The project:
 - ▣ Involves seasonal cultivation of an area less than four percent of parcel;
 - ▣ Does not require additional grading, vegetation removal, construction of new structures or the placement of impervious surface.

Staff Recommendation to BOS

- Find the project categorically exempt from the CEQA and approve the request, with conditions, for a five year limited term Use Permit for 43,560 square feet (1 acre) of outdoor cannabis cultivation, 10,890 square feet of propagation, and distributor-transport only.

End of Presentation: Extra Reference Slides



Response to Issues Raised

Access



Response to Issues Raised

Access



Similar Approvals

File & Approval	Address / Parcel Size / Zone	Cannabis Use
UPC17-0015 BZA (4/25/19) CEQA EX. 15304	31800 Pine Mountain Road, Cloverdale 88 acre parcel Base Zone: RRD	<ul style="list-style-type: none">• 1 acre of outdoor cultivation• Max of 10 FTE (harvest)• No new buildings, minimal site grading
UPC18-0053 HW (8/5/20) CEQA EX. 15304 & 15061(b)(3)	6029 Dry Creek Road, Healdsburg 59 acre parcel Base Zone: LIA	<ul style="list-style-type: none">• 1 acre of outdoor cultivation• 2 FTE• No new buildings or site grading
UPC19-0011 BZA (6/24/21) CEQA EX. 15304	1492 Bohemian Highway, Occidental 316 acre parcel Base Zone: RRD	<ul style="list-style-type: none">• 1 acre of outdoor cultivation• Max of 5 FTE (harvest)• No new buildings or site grading