



# County of Sonoma

## State of California

Date: April 28, 2026

Item Number: 2026-0063

Resolution Number: \_\_\_\_\_

Majority Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,  
Denying an Appeal by Ayris Hatton and Allan Kipperman from a Decision of the Sonoma  
County Board of Zoning Adjustments, Finding the Project Within the Scope of the Certified  
Cannabis Program Update Final Environmental Impact Report, and Granting a Use Permit to  
Bloomfield Flowers, LLC, for a Commercial Cannabis Operation Located at 4707 Bloomfield  
Road, Petaluma, CA 95466, APN 027-050-022.**

**Resolved**, that the Board of Supervisors (“Board”) of the County of Sonoma (“County”) finds and determines as follows:

### **Section 1. Proposed Project and Procedural History**

- 1.1 On December 20, 2019, the applicant, Bloomfield Flowers, LLC, filed an application for a limited term Conditional Use Permit for a commercial cannabis operation consisting of 10,000 square feet mixed light cultivation; 5,000 square feet indoor cultivation; accessory propagation; and centralized processing of cannabis; on a 113-acre parcel located at 4707 Bloomfield Road, Petaluma; APN 027-050-022; Zoned LEA (Land Extensive Agriculture) B6-160 acre density, RC50/50 (50-foot Riparian Corridor Setback) (“the Proposed Project”).
- 1.2 A Mitigated Negative Declaration (“MND”) was prepared for the Project, and on or about April 22, 2024, the MND was posted and made available for agency and public review in accordance with the California Environmental Quality Act (“CEQA”), 14 California Code of Regulations, §§15000 et seq. (“CEQA Guidelines”) and County CEQA guidelines.
- 1.3 On August 22, 2024, the Board of Zoning Adjustments (“BZA”) held a duly noticed public hearing on the MND and the Proposed Project at which time the BZA heard and received all relevant testimony and evidence presented orally or in writing regarding the MND and the Proposed Project and all interested persons were given an opportunity to hear and be heard regarding the MND and the Proposed Project.
- 1.4 On August 22, 2024, the BZA voted 4-1-0 to adopt the MND and Mitigation Monitoring and Reporting Program and approve the Use Permit for the Proposed Project.

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- 1.5 On August 27, 2024, Aryis Hatton and Allan Kipperman appealed the decision of the BZA to the Board, pursuant to County Code (“Appeal”), raising concerns related to Hours of Operation, Traffic, Long Term Operational Noise, Ambient Night Lighting and glare from proposed structures, and more recently project odors.
- 1.6 On January 28, 2025, the Board approved the applicants request to continue the item to a date uncertain in order for them to address comments from the appellant and conduct a noise study.
- 1.7 On December 9, 2025, the Board certified the Comprehensive Cannabis Program Update Final Environmental Impact Report (“FEIR”) and adopted amendments to the County’s cannabis ordinance. Because the appeal remained pending at the time of FEIR certification, the Board’s consideration of the Project occurs following certification of the FEIR.
- 1.8 On April 28, 2026 the Board conducted a duly noticed public hearing on the Proposed Project, and the Appeal. The Board received all relevant oral and written testimony and evidence filed or presented at or before the close of the hearing. All interested persons were given the opportunity to hear and be heard. At the conclusion of public testimony, the Board closed the hearing, considered and discussed the the Proposed Project and the appeal, and and the project specific consistency analysis, and by a majority vote, found the project is within the scope of the adopted EIR, denied the appeal and approved the Proposed Project (“the Project”), subject to the conditions of approval imposed herein.
- 1.9 The Board has had an adequate opportunity to review this Resolution and the findings and determinations contained herein and finds that this Resolution accurately sets forth the Board’s intentions regarding the project specific consistency analysis, the Appeal and the Project. The Board’s decisions herein are based upon the testimony and evidence presented to the County orally or in writing prior to the close of the Board’s hearing, including the full record of proceedings. By Board Rule, information submitted after the close of the Board hearing is deemed late and not considered by the Board.

### **Section 2 CEQA Determination**

- 2.1 On December 9, 2025, the Board certified the Comprehensive Cannabis Program Update Final Environmental Impact Report (“FEIR”) pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The FEIR is a Program EIR prepared pursuant to CEQA Guidelines section 15168 and evaluates the environmental effects of implementing the County’s updated Cannabis Program, including cultivation uses in agricultural zoning districts.
- 2.2 The Board has considered whether the Project is within the scope of the FEIR and whether it would result in new significant environmental impacts or a substantial increase in the severity of impacts previously identified in the FEIR, consistent with CEQA Guidelines sections 15168 and 15162. In making its determination under CEQA, the Board has reviewed the project-specific consistency analysis, technical studies prepared for the Project, the prior proceedings before the Board of Zoning Adjustments, the appeal materials, all written and oral testimony, and the entire administrative record.
- 2.3 The Board finds that the Project is consistent with the land use types, operational characteristics, and development assumptions evaluated in the FEIR and that it falls within the scope of the impacts analyzed in that document. The Project complies with applicable development standards currently in effect, including the setback requirements in Sonoma

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County Code section 26-88-254 that were applicable at the time the application was deemed complete.

2.4 The Project incorporates and is subject to the mitigation measures and performance standards adopted as part of the FEIR. The Board finds that these mitigation measures are equivalent to or more protective than those previously identified during preparation of the Mitigated Negative Declaration (“MND”), and that no previously identified mitigation has been omitted. The FEIR mitigation measures and applicable code standards govern the Project.

2.5 Based on the entire record, the Board finds that the Project would not result in new significant environmental effects or a substantial increase in the severity of impacts previously identified in the FEIR. Accordingly, the certified FEIR adequately addresses the environmental effects of the Project, and no subsequent or supplemental environmental document is required pursuant to CEQA Guidelines sections 15162 and 15168.

### **Section 3. General Plan, Planning and Zoning Compliance**

#### **3.1 General Plan Consistency**

The proposed project is consistent with the General Plan land use designation of Land Extensive Agriculture, and the goals, objectives, policies, and programs of the General Plan. The proposed project is consistent with policies for managing and conserving agricultural areas and preserving areas of agricultural character. A majority of the subject parcel is used for existing agricultural operations including a commercial vegetable garden, bee keeping, and grazing and primary use of the parcel is and will remain in agricultural production. Additionally, the project does not increase residential density or urban development.

#### **3.2 Area Plan Consistency**

The proposed project is consistent with the Petaluma Dairy Belt Area Plan land use designation of Land Extensive Agriculture and Area Plan policies because there would be no increase in residential density, agricultural uses including grazing and a commercial organic garden would be supported on the site, and the project would not conflict with surrounding agricultural uses.

#### **3.3 Zoning Consistency**

The proposed project is consistent with the Land Extensive Agriculture (LEA) Zoning District, in that the proposed cannabis cultivation operation is allowed with approval of a Conditional Use Permit. The purpose of the LEA District is to enhance and protect lands best suited for permanent agricultural use but capable of relatively low production per acre of land. The proposal maintains the agricultural uses on the majority of the land (110 acres; 97% of the total land area) and does not facilitate residential use.

The Project was deemed complete for processing and approved by the Board of Zoning Adjustments prior to certification of the Cannabis Program Final Environmental Impact Report ("FEIR"). The FEIR addresses how previously complete applications are to be evaluated and allows such projects to be reviewed for consistency with the environmental analysis contained in the FEIR.

The Project falls within the scope of impacts analyzed in the FEIR. The Project complies with the applicable development and operational standards, including the setback requirements set forth in Sonoma County Code Section 26-88-254 that were in effect at the time the application was deemed complete, as well as applicable noise, lighting, odor control, security, and renewable energy requirements. No additional environmental review is required pursuant to CEQA Guidelines section 15162.

### 3.4 General Use Permit Finding

The establishment, maintenance, or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the area of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances that support this finding include the following facts: 1) The cannabis operation involves less than one acre of cultivation area, and the total area premises footprint, including all proposed uses, is approximately 2.5-acres of the 113-acre parcel; 2) The mixed light cannabis cultivation area is greater than 100 feet from property boundaries and greater than 300 feet from adjacent off-site residences and indoor and processing areas comply with the setbacks established by the base zone of the parcel; 3) The project parcel is greater than 10 acres (113-acres); 4) All cannabis cultivation areas will be screened from public view; 5) Security measures will be implemented to uphold the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such use; 6) All equipment shall be in compliance with the General Plan Noise Standards; 7) Operations will generally occur during daylight hours, however may occur 24-hours a day 7-days a week. All deliveries and shipping operations will be limited to the hours of 8:00 am to 5:00 pm Monday through Friday; 8) All cultivation and interior structural lighting will be fully contained within the mixed-light and indoor structures; exterior lighting will be downward casting and fully-shielded; 9) Hazardous materials will be stored in accordance with local, state and federal regulations; 10) All energy will be 100% renewably sourced; 11) No public access or retail sales are permitted; and 12) The project parcel is predominantly surrounded by large parcels with agricultural uses.

## Section 4 Additional Findings

- 4.1 Hours of Operation. Appellants raise concerns that the hours of operation are excessive given the rural nature of the area.

The FEIR analyzed operational characteristics of cannabis cultivation activities, including activities that may occur outside typical daytime hours. While certain cultivation-related activities may occur outside standard business hours, deliveries and shipping operations are limited to specified daytime hours of 8:00 a.m. to 5:00 p.m. Operational activities occurring outside daytime hours are limited in nature and subject to enforceable performance standards.

A project-specific noise study was prepared to evaluate operational noise, including mechanical equipment and employee vehicle trips. The study concluded that project operations, including employee traffic associated with shift changes, would comply with the General Plan Noise Standards (Table NE-2) at the property line.

The Board finds that the Project's hours of operation, as conditioned, do not result in new significant environmental effects or a substantial increase in the severity of impacts beyond those analyzed in the FEIR.

4.2 Traffic. Appellants raise concerns regarding traffic generated by the proposed project.

The FEIR analyzed transportation impacts associated with cannabis cultivation in agricultural areas. The Project's estimated trip generation is within the range evaluated in the FEIR and below thresholds requiring additional transportation analysis under County guidelines. Access is provided from Bloomfield Road, a County-maintained roadway serving agricultural uses.

The Board finds that traffic impacts are within the scope of the FEIR analysis and do not result in new or substantially more severe impacts.

4.3 Long Term Operational Noise. Appellants raise concerns regarding long term operation noise, particularly from the use of ventilation fans.

The FEIR analyzed noise impacts associated with cannabis cultivation operations, including mechanical equipment such as HVAC and systems and ventilation fans. It determined that in agricultural and resource districts, operational noise would not exceed County standards where adequate setbacks were maintained from property lines, residential zoning districts, and sensitive uses. The Project is required to comply with the General Plan Noise Standards (Table NE-2) at the property line at all times.

A project-specific noise study and subsequent memorandum were prepared for the project. The study confirms that noise generated by project operations, inclusive of external HVAC and onsite traffic circulation, are within General Plan Noise Standards in Table NE-2 and do not increase existing baseline ambient noise levels by 10 or more dBA at the nearest sensitive receptor, which also demonstrates compliance at the further sensitive receptors.

Based on the noise study and applicable performance standards, the Board finds that long-term operational noise impacts are within the scope of the FEIR analysis and do not result in new significant impacts or a substantial increase in the severity of previously identified impacts.

- 4.4 Night lighting and Glare. Appellants raise concerns regarding ambient lighting at night and daytime glare from project structures.

The FEIR analyzed aesthetic impacts associated with indoor and mixed-light cannabis cultivation, including lighting and glare. The Project is required to comply with County lighting standards, including full shielding of exterior lighting and containment of cultivation lighting within structures. Compliance is verified through design review and conditions of approval.

The lighting plan, and technical sheets for proposed exterior lighting, greenhouse frost film, and greenhouse shading device confirm compliance with applicable requirements including Mitigation Measure 3.1-4b. Exterior lighting would be fully shielded, downward cast, and motion-sensing. The proposed greenhouse would utilize a frosted film with low reflectance, and as conditioned, would be limited to a maximum of 10 percent visible light reflectance.

The Board finds that lighting and glare impacts are within the scope of the FEIR analysis and do not result in new or substantially more severe effects.

- 4.5 Odors. Appellants raise concerns regarding potential cannabis-related odors.

The FEIR analyzed odor impacts from cultivation and processing activities and concluded that, with required odor control measures and setbacks, impacts would be less than significant. The Project is subject to odor control requirements as required by Mitigation Measure 3.3-4a to prevent detectable off-site odors.

The Board finds that the Project's required odor controls are consistent with the FEIR framework and do not result in new or substantially more severe impacts.

- 4.6 The findings and determinations set forth in this Resolution are based on the entire record of these proceedings. References to specific statutes ordinances, regulations, standards, reports or documents in a finding or determination are not intended to identify those sources as the exclusive basis for the finding or determination.

**NOW, THEREFORE, Be It Further Resolved** that based on the foregoing findings and determinations and the full record of these proceedings, the Board hereby declares and orders as follows:

1. The foregoing findings and determinations are true and correct, are supported by substantial evidence in the record, and are adopted as hereinabove set forth.

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2. The Board finds that the Project is within the scope of the certified Comprehensive Cannabis Program Update Final Environmental Impact Report (“FEIR”) and that no subsequent or supplemental environmental document is required pursuant to CEQA Guidelines sections 15162 and 15168. The Project shall be subject to all applicable mitigation measures and performance standards adopted as part of the FEIR and incorporated through the Sonoma County Code and the Conditions of Approval.
3. The Appeal of the Board of Zoning Adjustments approval of the Proposed Project use permit is denied.
4. The use permit is granted for the Proposed Project as presented in the application, and as described in the Conditions of Approval attached hereto as Exhibit A and incorporated herein, subject to design review as required by conditions of approval.
5. Staff is directed to file and post a Notice of Determination of this action pursuant to the California Environmental Quality Act within five (5) days of the date of this resolution.

**Be It Further Resolved** that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

**Supervisors:**

Hermosillo:

Rabbitt:

Coursey:

Gore:

Hopkins:

Ayes:

Noes:

Absent:

Abstain:

**So Ordered.**