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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)

August 22, 2024  
Meeting No.: 24-10

### **Roll Call**

Commissioner Freeman, 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  
Haleigh Frye, Project Planner  
Crystal Acker, Supervising Planner  
Tasha Levitt, Administrative Assistant  
Sita Kuteira, Deputy County Counsel IV

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

**Item No.:** 1  
**Time:** 1:20 PM  
**File:** UPC19-0012  
**Applicant:** Bloomfield Farms LLC; Michael Agins  
**Owner:** Same  
**Cont. from:** N/A  
**Staff:** Haleigh Frye  
**Env. Doc:** Proposed Mitigated Negative Declaration  
**Proposal:** Request for a five-year limited-term Conditional Use Permit for a commercial cannabis operation including 10,000 square feet mixed light cultivation, 5,000

square feet indoor cultivation, and centralized processing of cannabis (from the local area, Sonoma County) and accessory propagation in all new structures on a 113 acre parcel zoned Land Extensive Agriculture (LEA) located at 4707 Bloomfield Rd, Petaluma. Operations are permitted 24-hours a day seven days a week as needed, although generally hours of operation will be during daylight hours. Vendor deliveries and shipping would be limited to 8:00 am to 5:00 pm Monday through Friday. The cannabis operation would employ a maximum of 19 employees including full and part time staff. No public access or retail sales are permitted.

**Recommended**

**Action:** Permit Sonoma recommends that the Board of Zoning Adjustments adopt the Mitigated Negative Declaration and approve the request, with conditions, for a five-year limited term Conditional Use Permit for a cannabis operation including 10,000 square feet mixed light cultivation, 5,000 square feet indoor cannabis cultivation, and centralized processing.

**Location:** 4707 Bloomfield Rd, Petaluma

**APN:** 027-050-022

**District:** Second

**Zoning:** Land Extensive Agriculture, maximum density of one dwelling unit per 160 acres, Riparian Corridor 50-foot development setback/50-foot agricultural setback (LEA B6 160, RC50/50)

**Action:** **Commissioner Ocaña** motioned to approve the project as recommended with modification to condition 15, that the number of employees be corrected to 19 total onsite per day, and that a new condition (condition 29) be added to clarify that the two ingress/egress access points proposed for the project are the only driveways authorized for non-emergency use. Seconded by **Commissioner Gilardi** and approved with a 4-1-0-0 vote.

Appeal Deadline: 10 days

Resolution No.: 24-09

**Vote:**

Commissioner Freeman	Aye
Commissioner Gilardi	Aye
Commissioner Ocaña	Aye
Commissioner Koenigshofer	No
Commissioner McCaffery	Aye

Ayes: 4  
Noes: 1  
Absent: 0  
Abstain: 0