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## ***Sonoma County Board of Zoning Adjustments Actions***

Permit Sonoma Hearing Room  
2550 Ventura Ave.  
Santa Rosa, CA 95403

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

May 8, 2025  
Meeting No.: 25-09

### **Roll Call**

Commissioner Kapolchok, District 1  
Commissioner Reed, District 2  
Commissioner Bahning, District 3  
Commissioner Marquez, District 5  
Commissioner McCaffery, Chair, District 4

### **Staff Members**

Cecily Condon, Permit Sonoma 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:** UPC24-0001  
**Applicant:** Alex Bohn on behalf of Star Trails Naturals California  
**Owner:** Volker Rosenfelder  
**Cont. from:** N/A  
**Staff:** Ken Compton  
**Env. Doc:** Permit Sonoma has determined that the project is categorically exempt from the California Environmental Quality Act under Section 15301, Existing



Facilities, and Section 15304, Minor Alteration to Land, of the CEQA Guidelines as a project involving continued use of seasonal planting and harvesting activities for an outdoor cultivation site in a disturbed portion of the parcel.

**Proposal:** Request for a limited term use permit for 40,000 square feet of outdoor cannabis cultivation on an existing site currently operating under three separate outdoor cannabis zoning permits on a 12 acre parcel located at 1400 Valley Ford Freestone Road, Bodega.

**Recommended**

**Action:** Staff recommends that the Board of Zoning Adjustments approve the project, with conditions, for a limited term cannabis cultivation use permit.

**Location:** 1400 Valley Ford Road, Freestone

**APN:** 026-080-008

**District:** Fifth

**Zoning:** Land Extensive Agriculture (allowed density: 1 dwelling per 160 acres) and combining zones for Riparian Corridor, Scenic Resources, and Valley Oak Habitat.

**Action:** **Commissioner Marquez** motioned to approve the project as recommended by staff. Seconded by **Commissioner Reed** and approved with a 4-1-0-0 vote.

Appeal Deadline: 10 days

Resolution No.: 25-07

**Vote:**

Commissioner Kapolchok	Nay
Commissioner Reed	Aye
Commissioner Bahning	Aye
Commissioner Marquez	Aye
Commissioner McCaffery	Aye

Ayes: 4

Noes: 1

Absent: 0

Abstain: 0