



Sonoma County Board of Zoning Adjustments Actions

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

June 24, 2021
Meeting No.: 21-07

Roll Call

- Commissioner Cornwall, District 1
- Commissioner Belforte, District 3
- Commissioner Mauritsen, District 4
- Commissioner Koenigshofer, District 5
- Commissioner Reed, District 2, Chair

Staff Members

- Scott Orr
- Marina Herrera
- Lauren Scott
- Alexandria Sullivan, Secretary
- Jennifer Klein, Chief Deputy County Counsel

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:10 PM
File: UPC19-0011
Applicant: Nolan Creek Ranch, Inc.,
Owner: Don Miguel
Cont. from: N/A
Staff: Marina Herrera
Env. Doc: Categorically Exempt
Proposal: Request for a five-year limited-term Use Permit for 43,560 square feet of outdoor cannabis cultivation, located on a ±316-acre parcel located on a ±316 acre parcel. The project proposes a two year phased approach to facilitate the build out of the proposed cultivation area. Phase 1 (year 1) includes 20,000 square feet of cultivation area, Phase 2 (year 2) will complete the 43,560 square feet of cultivation area. There will be no processing or drying on-site. Proposed hours of operation are 24 hours per day, seven days per week, as needed. Deliveries would be limited to 8:00 am to 5:00 pm Monday through Friday. The cannabis operation would employ up to 3 full-time positions and a maximum of 5 full-time positions during harvest season. No public access or retail sales are permitted.

Location: 1492 Bohemian Hwy., Occidental
APN: 073-150-004
District: 5
Zoning: Resources and Rural Development (RRD) (60 acre residential density) and combining zones for Accessory Dwelling Unit Exclusion (Z), Riparian Corridor (RC100/50)

Action: **Commissioner Koenigshofer** motioned to approve the project as recommended by staff. Seconded by **Commissioner Belforte** and approved with a 5-0-0 vote

Appeal Deadline: 10 Days
Resolution No.: 20-007

Vote:

Commissioner Cornwall	Aye
Commissioner Belforte	Aye
Commissioner Mauritson	Aye
Commissioner Koenigshofer	Aye
Commissioner Reed	Aye

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0

Item No.: 2
Time: 1:50 pm
File: UPC18-0046
Applicant: Evergreen Acres, LLC,
Owner: Diana Coppersmith c/o Peter Coppersmith
Cont. from: May 27, 2021
Staff: Lauren Scott
Env. Doc: Mitigated Negative Declaration
Proposal: Request for a Use Permit for 10,000 square feet of mixed light cannabis cultivation, 29,400 square feet of outdoor cannabis cultivation, the conversion of 1.8 acres of timberland to a non-timber growing use, and the construction of a 782,907-gallon water storage reservoir on a 34.04-acre. The cannabis operation would employ up to six full-time staff as well as two part-time/seasonal staff during planting and harvest. Outdoor harvesting activities and mixed-light activities would be permitted to occur seven days a week, 24-hours per day as needed, although general employee hours and operations would occur between the hours of 7:00 a.m. and 5:00 p.m. Shipping and delivery activities limited Monday to Friday, 8:00 a.m. to 5:00 p.m. The project site would be closed to the public.
Location: 6699 Palmer Creek Rd., Healdsburg
APN: 069-040-026
District: 4
Zoning: Resources and Rural Development (RRD), 160-acre density (B6 160), Biotic Habitat (BH), Riparian Corridor (RC50/50)
Action: **Commissioner Mauritson** motioned to approve the project as recommended with modified conditions. Seconded by **Commissioner Belforte** and approved with a 3-2-0 vote.
Appeal Deadline: 10 Days
Resolution No.: 20-008

Vote:

Commissioner Cornwall	Aye
Commissioner Belforte	No
Commissioner Mauritson	Aye
Commissioner Koenigshofer	No
Commissioner Reed	Aye

Ayes: 3
Noes: 2
Absent: 0
Abstain: 0

Item No.: 3
Time: 2:00 pm
File: UPC19-0013
Applicant: GSBC LLC
Owner: Sonoma North Bay Credit Union

Cont. from: N/A
Staff: Marina Herrera
Env. Doc: Categorically Exempt
Proposal: Request for a five-year limited term use permit for: 1) 1,489 square feet of processing of non-site grown cannabis and 2) 2,101 square feet of distribution and transportation to be located within an existing 5,805 square foot industrial building located on a 0.78-acre Heavy Industrial zoned (M2) property. Processing is allowed to occur 24 hours per day, seven days per week, as needed. Delivery and shipping activities would be limited to 8:00 am to 5:00 pm Monday through Friday. The project proposes a maximum of 19 employees. No public access or retail sales are permitted.
Location: 304 Sutton Place, Santa Rosa
APN: 134-102-076
District: 5
Zoning: Heavy Industrial (M2), Valley Oak Habitat (VOH)

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

Appeal Deadline: 10 days
Resolution No.: 20-009

Vote:

Commissioner Cornwall	Aye
Commissioner Belforte	Abstain
Commissioner Mauritson	Aye
Commissioner Koenigshofer	Aye
Commissioner Reed	Aye

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