

# Board of Supervisors

January 26, 2021

## **Turkey Farm Cannabis Cultivation & Centralized Processing Operation**

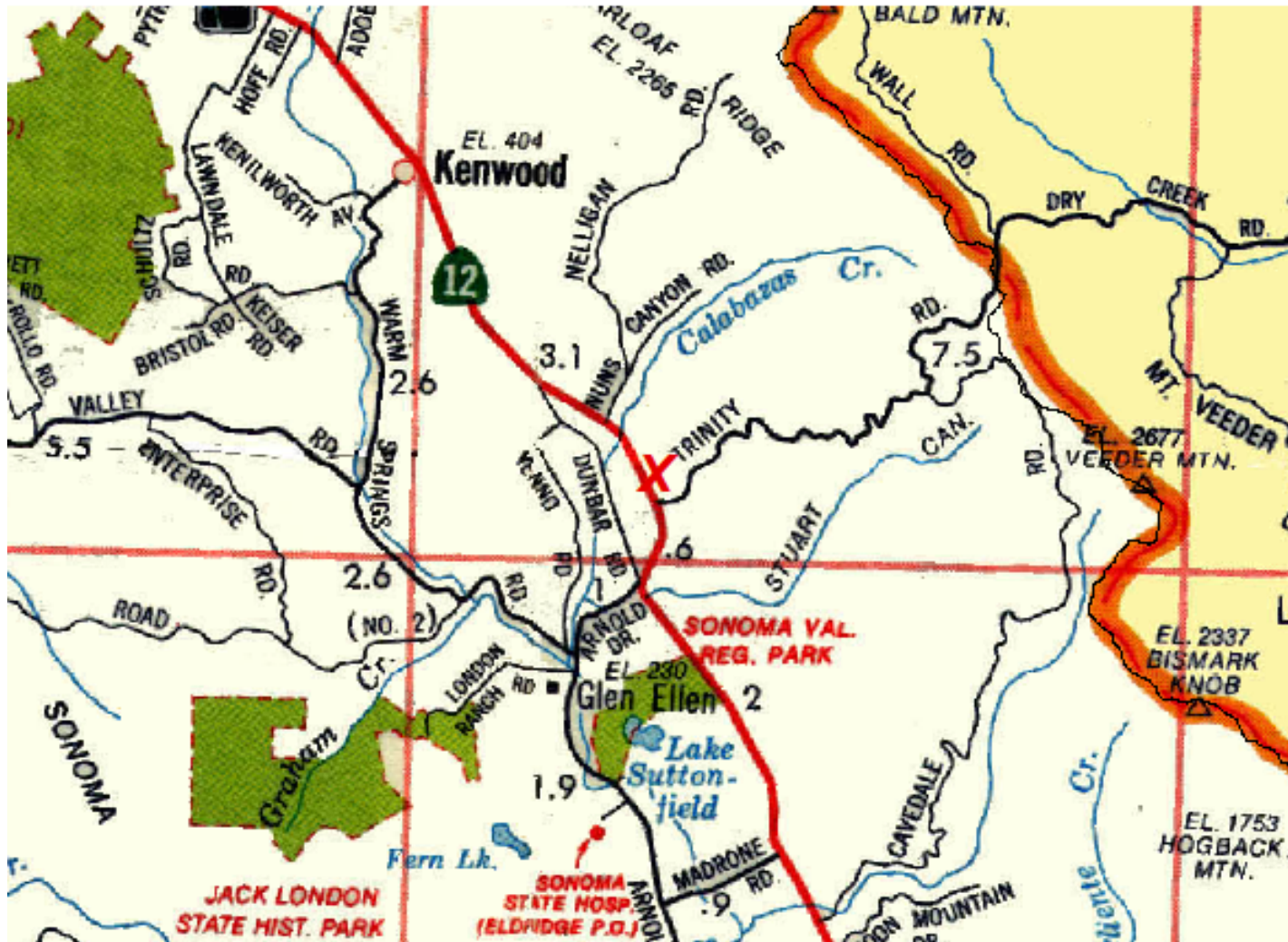
**101 Trinity Road, Glen Ellen**

**UPC19-0002, Use Permit**

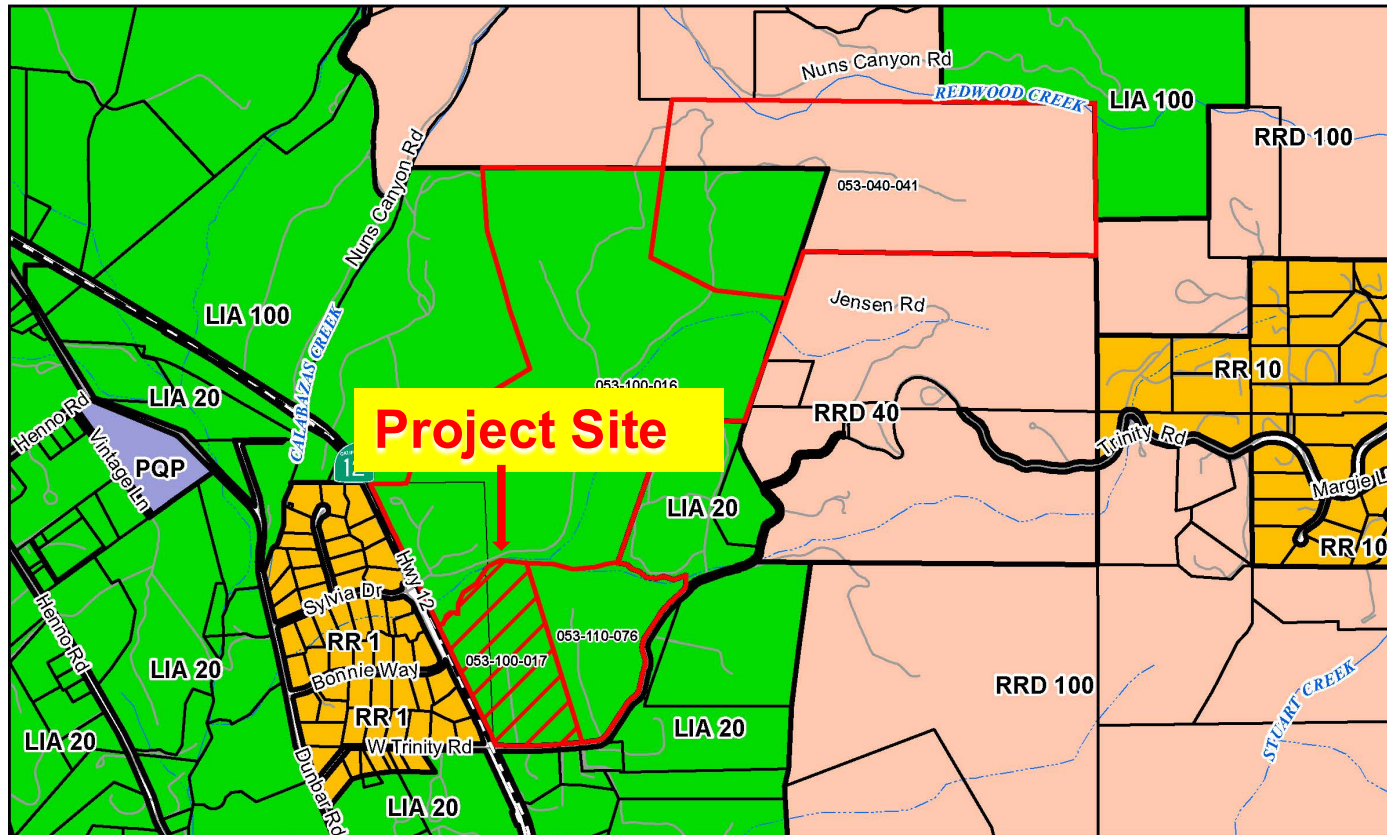
**Sou S. Garner - MIG**



# 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

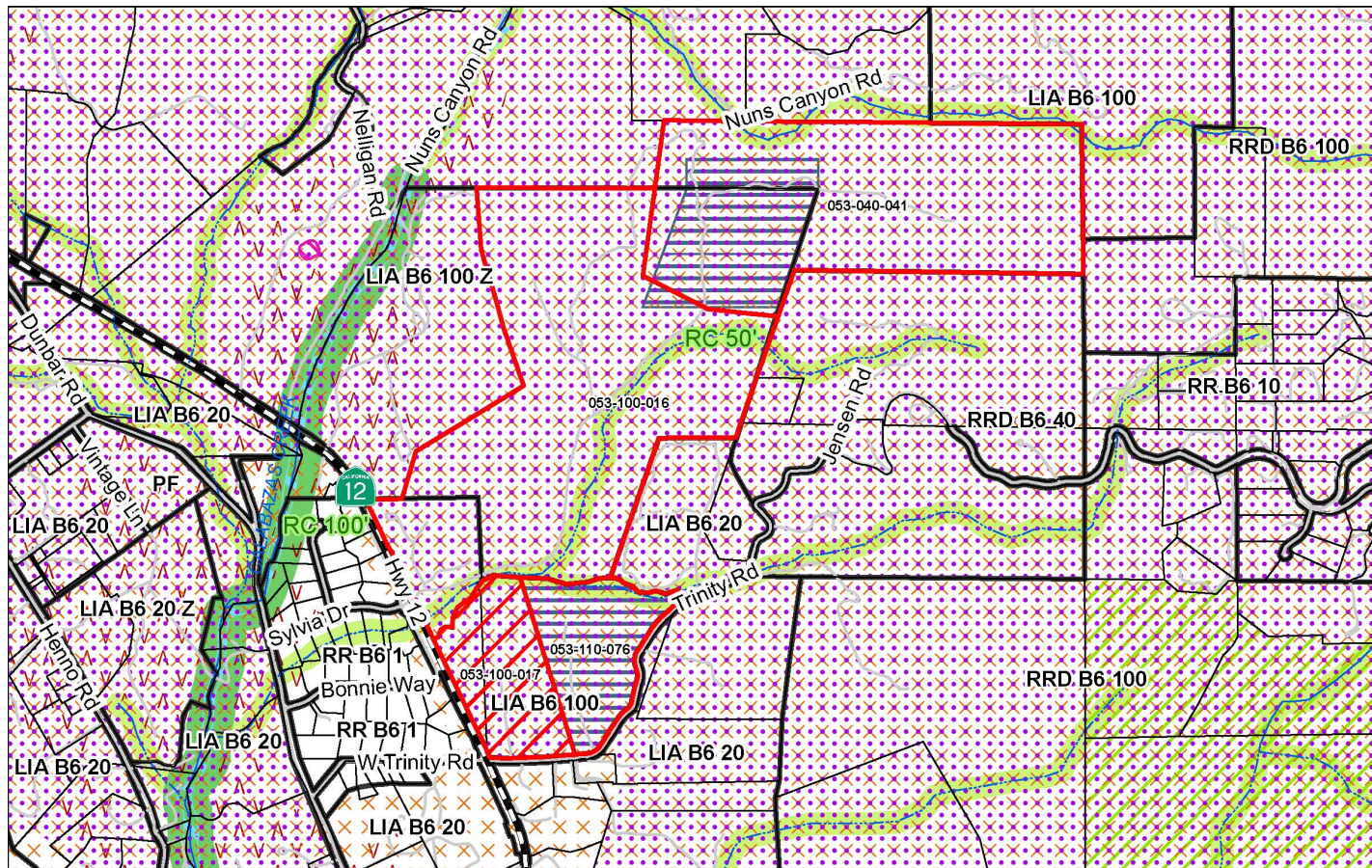
- Parcel
- Street
- Perennial Stream
- Intermittent Stream



1 inch equals 1,500 feet

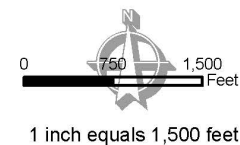
Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acres.

# Zoning Map

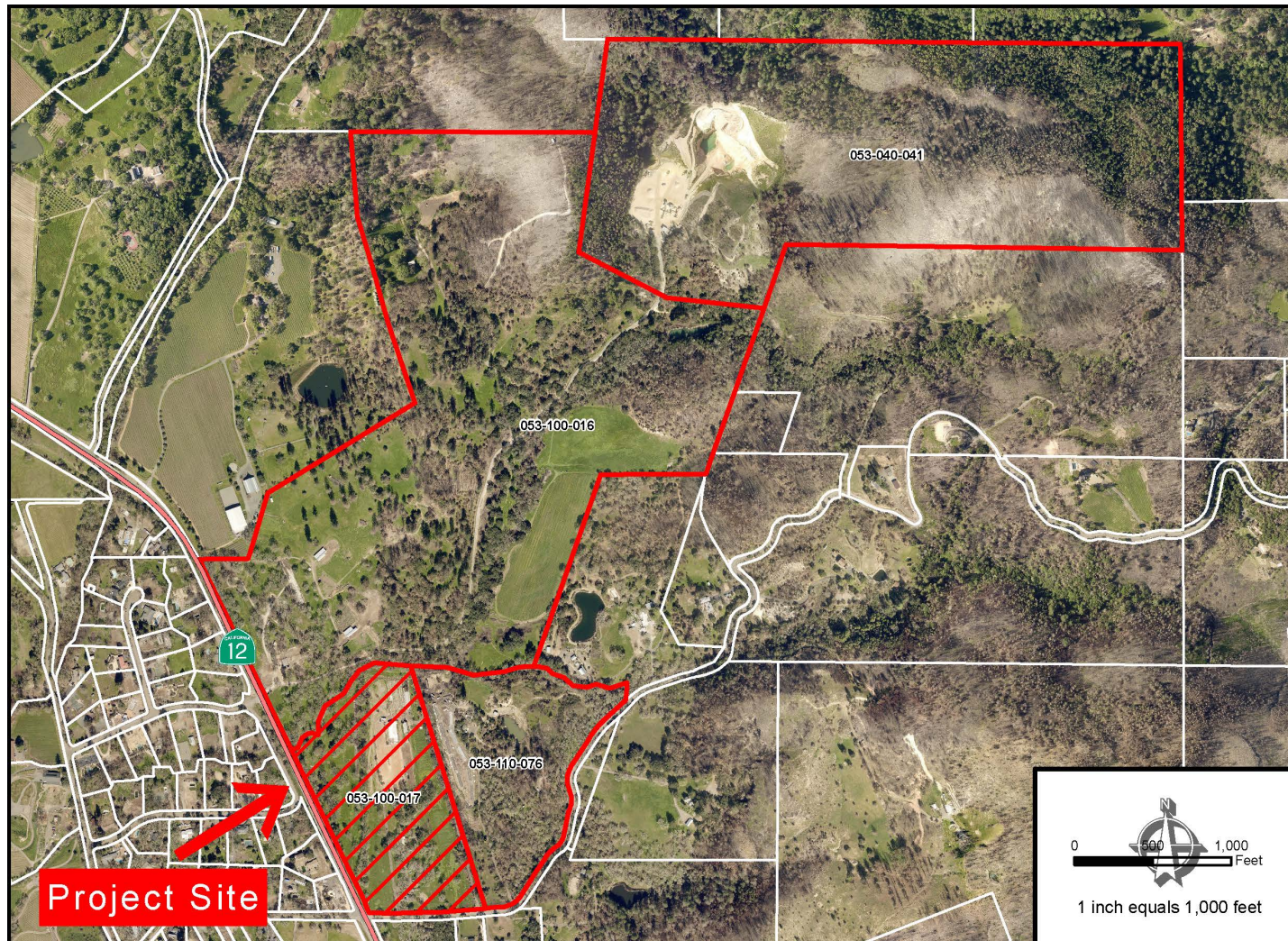


## Zoning and Combining Districts

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



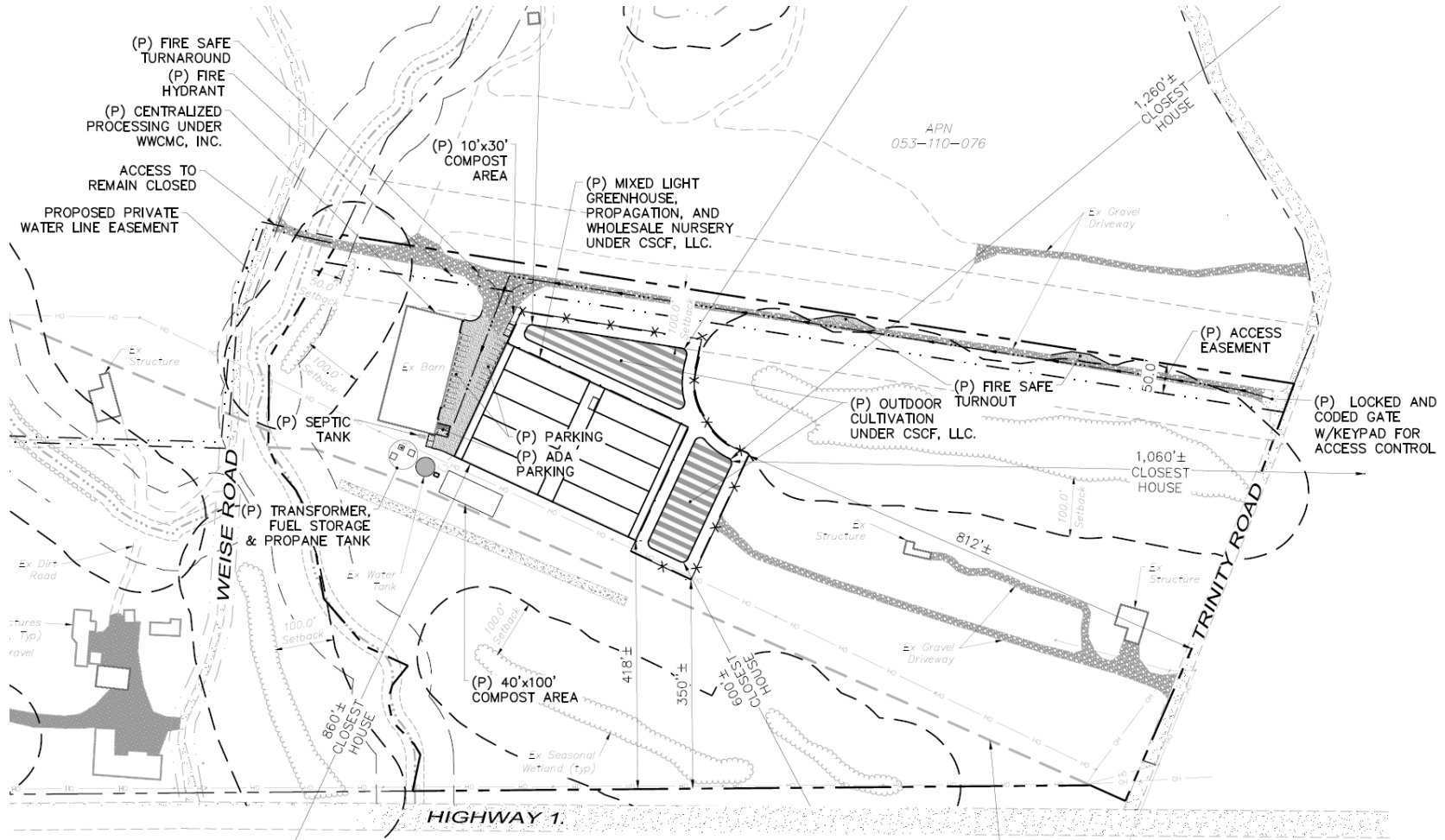
# Aerial & Surrounding Uses



# Project Proposal

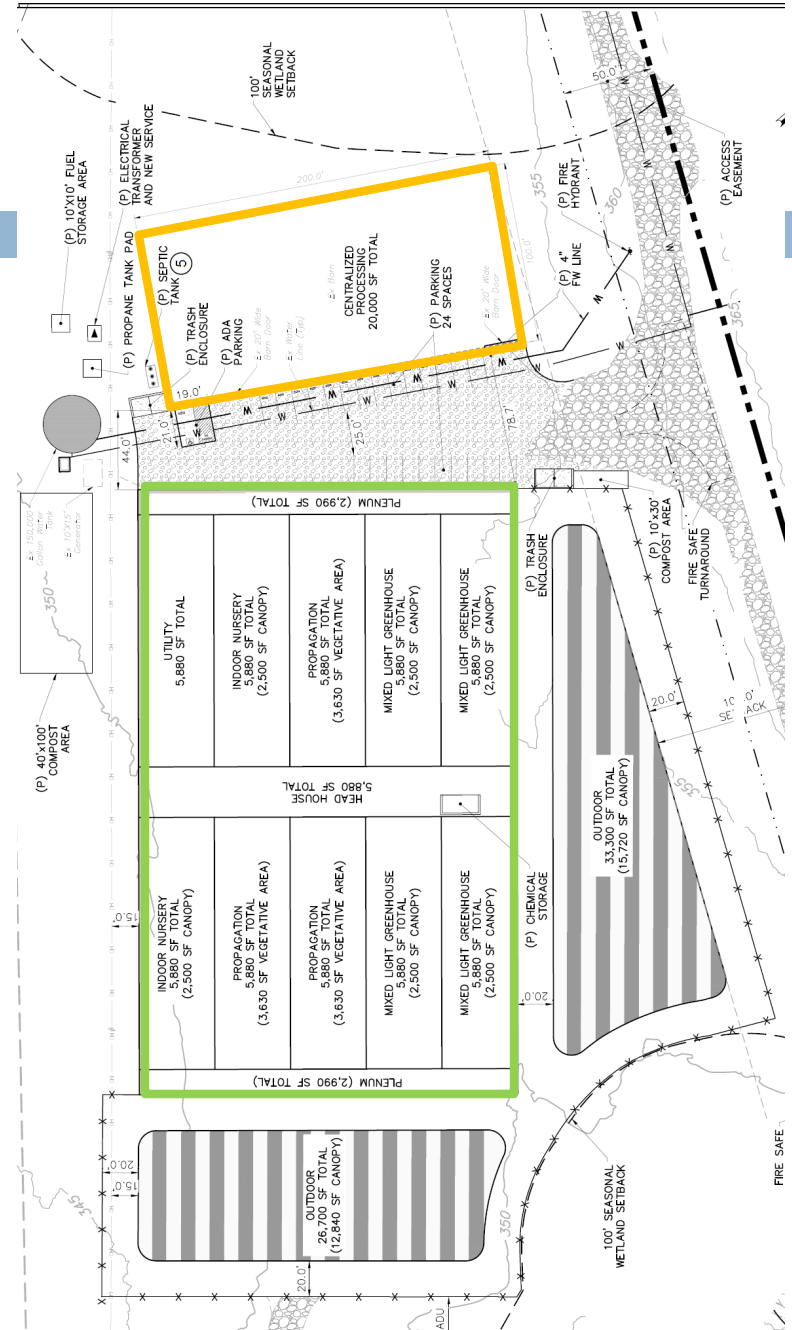
- Cultivation Total: 43,560 Sq. Ft. operated by CSCF, LLC;
  - Cannabis Cultivation
    - Specialty Indoor Wholesale Nursery: 5,000 SF
    - Small Mixed Light Cultivation: 10,000 sq.ft.;
    - Medium Outdoor: 28,560 sq. ft.; and
  - Propagation: 10,890 sq. ft. of non-flowering propagation (25% of total cultivation).
- Centralized Cannabis Processing: 20,000 Sq. Ft. operated by WWCMC, Inc.
  - Distributor-Transport-Only Permit

# Site Plan



# Operations

- 17 fulltime employees
- Hours of operation 24-hours, 7 days a week
  - ▣ Deliveries and shipping limited to 6am-5pm Monday –Friday
- Closed to the public
- Security features includes:
  - ▣ Centrally monitored burglar alarm system
    - Lasers
    - motion sensors
    - video surveillance and recording
  - ▣ Secure gate at entrance







# Sonoma County Policies and Standards Consistency

# General Plan Consistency

General Plan Land Use – Land Intensive Agriculture	Project Compliance
1) Protect the full range of agricultural uses for the long term	✓
2) Prioritize water conservation/management in projects	✓
3) Discourage high-intensity development	✓
4) Avoid night sky pollution	✓
5) Preserve the natural, visual and scenic resources of the site	✓

# Zoning Consistency

Land Intensive Agriculture Base Zone LG/MTN / RC/ SR Combining Zones	Project Compliance	
1) Commercial cannabis operations allowed by Use Permit	✓	Ordinance. 6245 Table 1A
2) Setbacks, Building Height, Square footage limitations	✓	Complies
3) Maximum Lot Coverage; 85,000 sq. ft or 5%	✓	<85,000 SF
4) Taylor/Sonoma/Mayacamas Mountains Local Guidelines Combining District	✓	Not Applicable
5) Riparian Corridor Combining Zone Designation	✓	Complies
6) Scenic Resources Combining Zone Designation	✓	Complies

# Cannabis Ordinance Consistency

Development Criteria for LIA per Cannabis Ordinance (Sec. 26-88-254(f))	Project Compliance	
1) Centralized processing operation / Distributor-Transport Only Allowed Use Permit	✓	Complies
2) Minimum lot size 10 acres	✓	Complies
3) No more than 9 centralized processing facilities in Ag Zones	✓	None approved
4) Minimum mixed-use/outdoor property line setback 100 ft	✓	Complies
6) Minimum mixed-use / outdoor school/park setback 1000 ft	✓	Complies
7) Biotic Resources	✓	None
8) Riparian Corridor Stream Conservation Area	✓	Complies

# Cannabis Ordinance Consistency

Development Criteria for LIA per Cannabis Ordinance (Sec. 26-88-254(f)) – Development Criteria	Project Compliance	
9) No loss of significant farmland	✓	None
8) Compliance with Williamson Act	✓	None
10) No Historic District; No impacts on cultural resources	✓	None
12) Site Security Plan	✓	Complies
13) Energy 100%	✓	Complies
14) Lighting fully shielded and fully contained	✓	Complies

# Cannabis Ordinance Consistency

Development Criteria for LIA per Cannabis Ordinance (Sec. 26-88-254(f)) – Development Criteria	Project Compliance	
15) Odor	✓	Complies
16) Hours – 24/7; deliveries and shipping 8-5pm unless a permit is obtained	✓	Complies
17) Noise Guidelines	✓	Complies
18) Groundwater use	✓	Zone 3
19) Waste Management Plan	✓	Complies
20) Waste-Water Discharge	✓	Complies

# Project Analysis

- Fire
  - Moderate Fire Hazard Severity Zone
  - County Fire Prevention Division requires a secondary emergency vehicle access road, turnouts, and turnarounds
- Water Usage
  - Estimated water demand would not exceed the rate of groundwater recharge and storage
- Odor
  - Odor from existing uses have not resulted in odor complaints
  - Activated carbon filters and an odor neutralizing agent in the greenhouse and processing building interiors or exhaust systems
- Security
  - Plan meets ordinance requirements for security fencing, cameras, lighting and alarms

# Environmental Determination

- CEQA environmental review determined all potential impacts can be mitigated to a Less Than Significant level
  - Air Quality
  - Biological Resources
  - Noise
- Agency comments responded to and addressed
  - CDFW – Response and Errata included in Attachment 11
  - NOAA National Marine Fisheries Service – Response included in Attachment 12



# Public Notification

- MND Notice of Intent: December 11, 2020
  - Mailed
  - Posted on-site
- BOS Hearing Notice: January 14, 2021
  - Mailed
  - Posted on-site
- CDFW and NOAA National Marine Fisheries Service responded to the IS/MND
- One Public Comment
- One Public Comment received as of January 20, 2021

# Staff Recommendation

- A. Exercise original jurisdiction over application.
- B. Adopt a Resolution approving a commercial cannabis operation and adopt the ISMND with Mitigation Measures

Questions?

