

Board of Supervisors

October 18, 2022

UPC17-0048

12201 Highway 12, Glen Ellen

Outdoor Cultivation Use Permit

Ken Compton

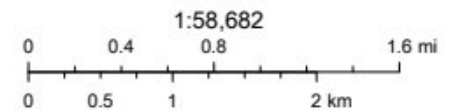


Vicinity Map

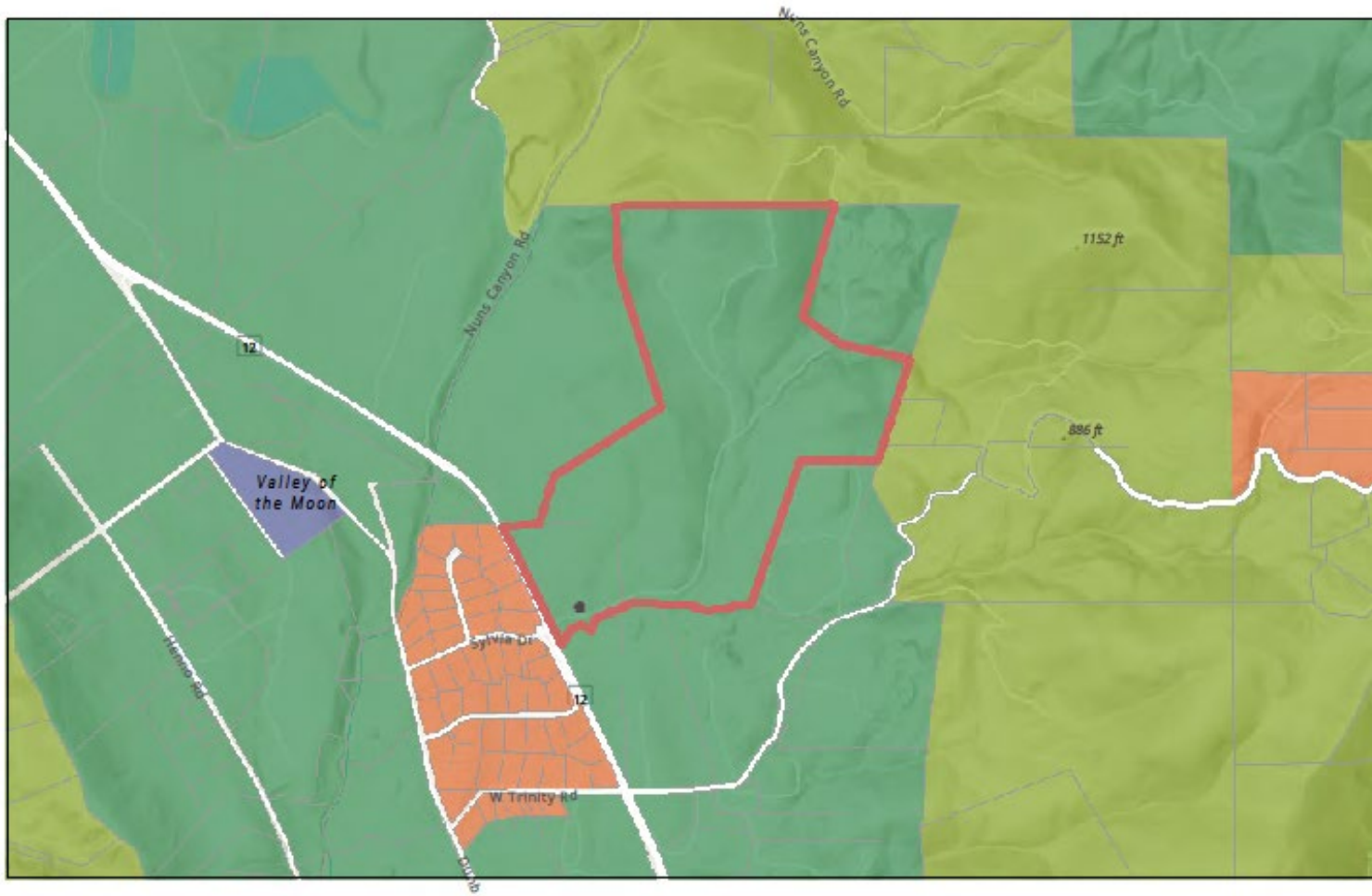


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 **Project Site**

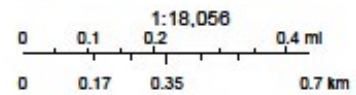


Land Use Map



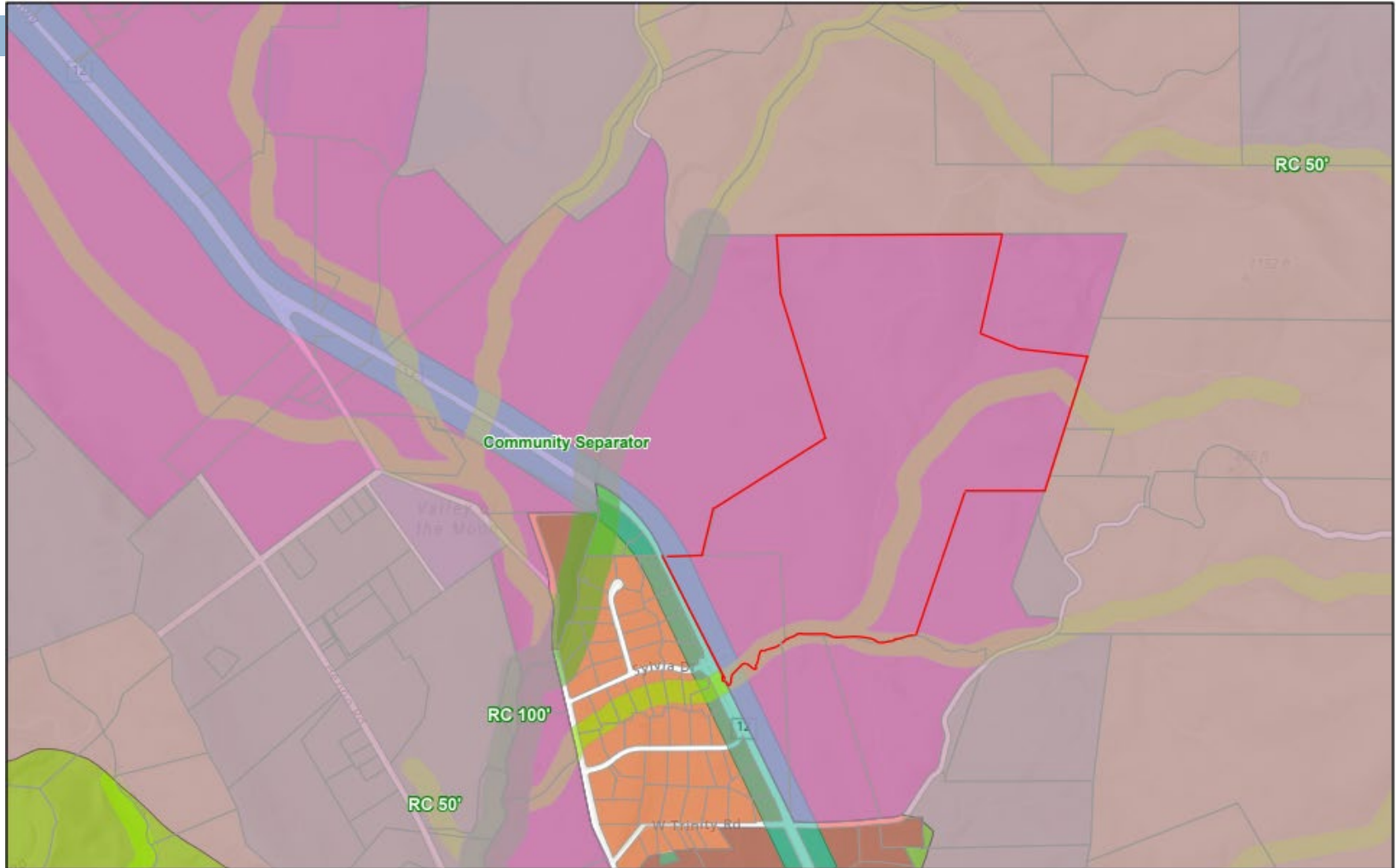
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- Parcel
- Land Use
 - LIA - Land Intensive Agriculture
 - RR - Rural Residential
 - RRD - Resources & Rural Development
 - PQP - Public/Quasi Public



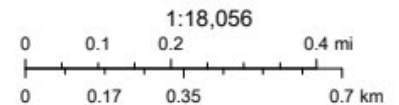
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatenreizen, Rijkswaterstaat, GSA, Geoland, FEMA, Permit Sonoma

Zoning Map

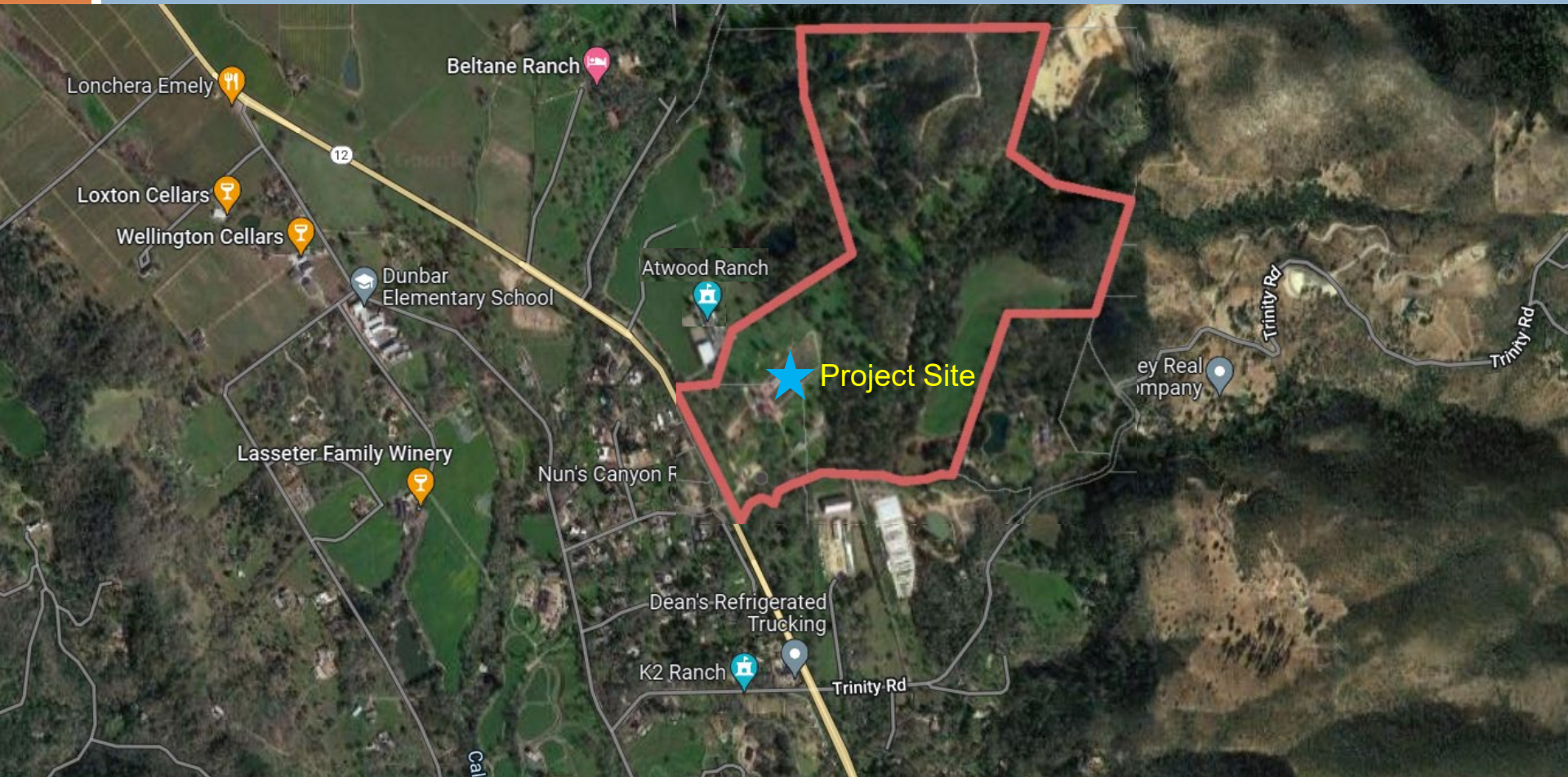


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- | | | | |
|-----------------------|------------------------|----------------------|----------------------------------|
| Parcel | RC - Riparian Corridor | SR - Scenic Resource | Scenic Landscape Unit |
| LG - Local Guidelines | 50' | Community Separator | Base Zoning |
| | 100' | Scenic Corridor | LIA - Land Intensive Agriculture |

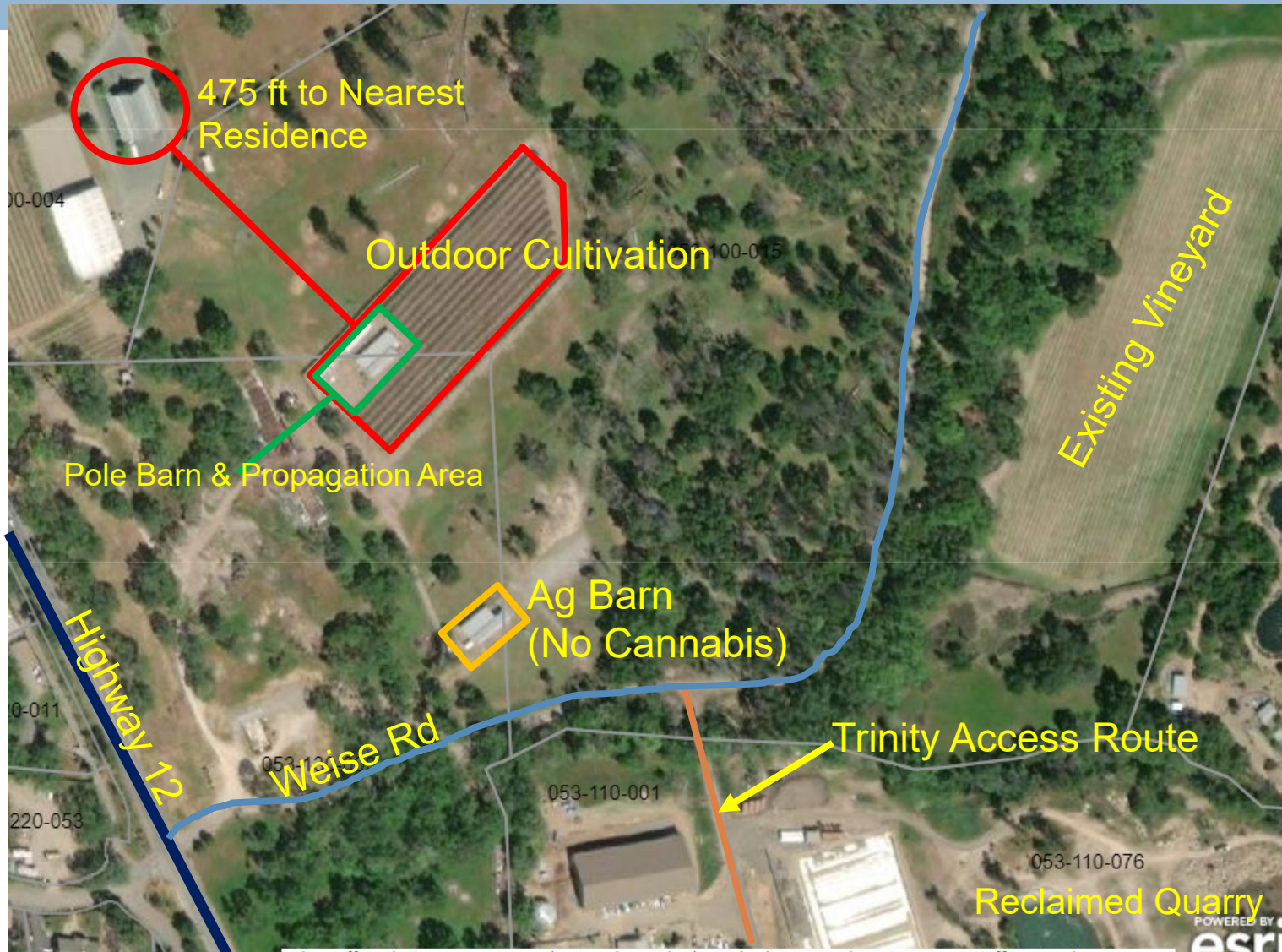


Surrounding Land Uses



Approx. Project Parcel Boundaries

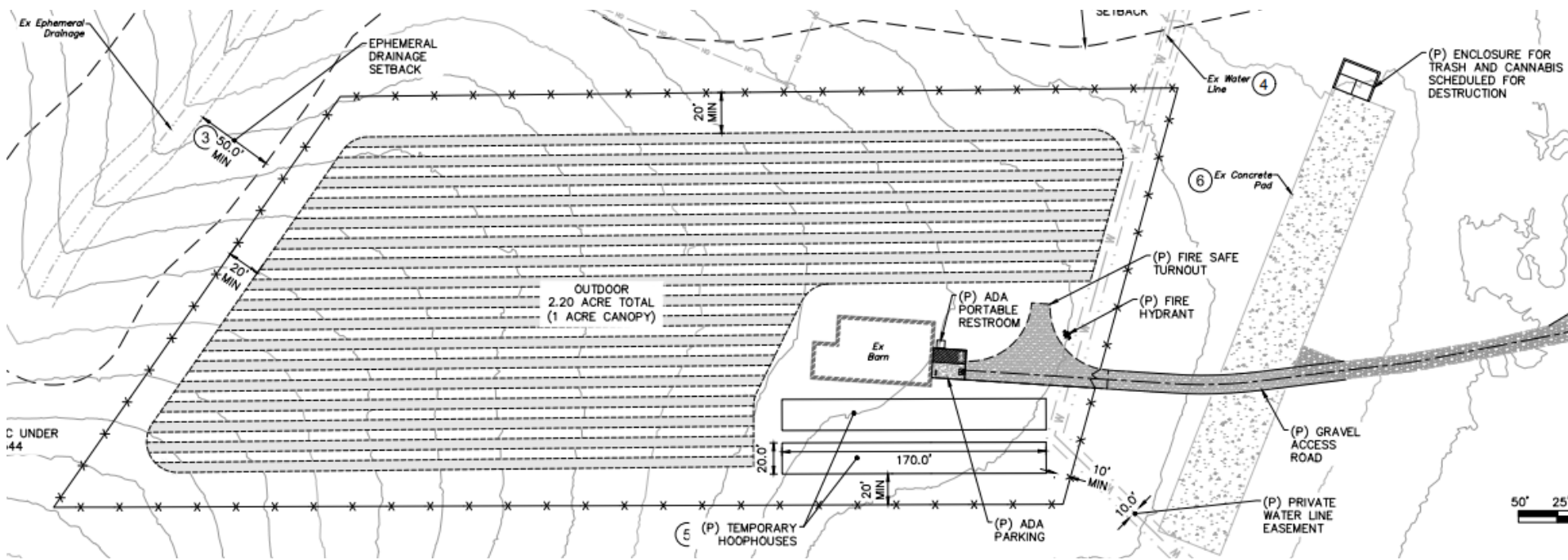
Legalize Existing Operation – PRP Project



Project Development - Construction



Site Plan



Project Proposal

- Outdoor Cultivation (43,560 sq ft)
- Total Cultivation = 43,560 sq ft
($<43,560/1$ acre)
- Non-Flowering Propagation for operation use (10,890 sq ft)
- Self Distributor-Transportation Only

GP Consistency - Agricultural Use

- Compatible with existing agricultural use
 - ▣ Cattle grazing (60 acres) and vineyard (approx. 6 acres) to continue (40% of 160-acre parcel)
 - ▣ Development density & parcel size unchanged
 - ▣ Cannabis income supports ongoing agricultural uses
 - ▣ Not under Williamson Act
- Project does not conflict with existing or future agricultural uses on-site or in surrounding area

Zoning Consistency – Scenic Resources & Local Guideline

- Scenic Resources:
 - ✓ Scenic Corridor: hwy 12 setback 200ft, Project is 550ft
 - ✓ Community Separator: no new structures, screened from public views
- Mayacamas Mountain Local Guideline:
 - ✓ No development on hills or ridge-lines
 - ✓ Proposed grading is on existing, gently sloping roads
- Riparian Corridor:
 - ✓ 50ft setback, Project is 500ft

Neighborhood Compatibility – Odor

- Existing PRP operation with one reported odor complaint submitted in vicinity
- Ordinance addresses outdoor odor through minimum parcel size and setback requirements
 - ✓ 158.85-acre parcel (10 acres required)
 - ✓ Nearest dwelling (north) ~475 feet (300 ft required)
 - ✓ Nearest dwelling (west) ~650 feet (300 ft required)
 - Western dwellings are on other side of Highway 12

Neighborhood Compatibility – Groundwater

- Located in Class 3 Groundwater Area – Hydrogeologic study required;
 - Prepared and revised by PJC & Associates Inc, used cumulative impact area of 1500 feet from project parcels
 - Includes project parcels, 21 nearby dwellings, nearby livestock, and ag uses
 - Estimated project demand of 4.5 acre-feet/year for cultivation and propagation
 - Environmental review found less than significant impact to groundwater reserves and Calabazas Creek

Neighborhood Compatibility – Site Security/Public Safety

- Ordinance requires security fencing, cameras, lighting, and alarms as part of Site Security Plan
 - ✓ Plan meets ordinance requirements
 - ▣ Additional security gate with keypad access for all persons entering site from Trinity Road
- Fire Safety:
 - ▣ Knox boxes located at access points (Trinity/Hwy 12)
 - ▣ Firesafe turnouts will be added to private road
 - ▣ Not located on slopes or hillsides that would delay emergency response.

Environmental Determination

- A Mitigated Negative Declaration (MND) was prepared pursuant to CEQA
- Environmental review determined all potential impacts can be mitigated to less than significant level
- Mitigation proposed to protect roosting bats and nesting birds

Staff Recommendation

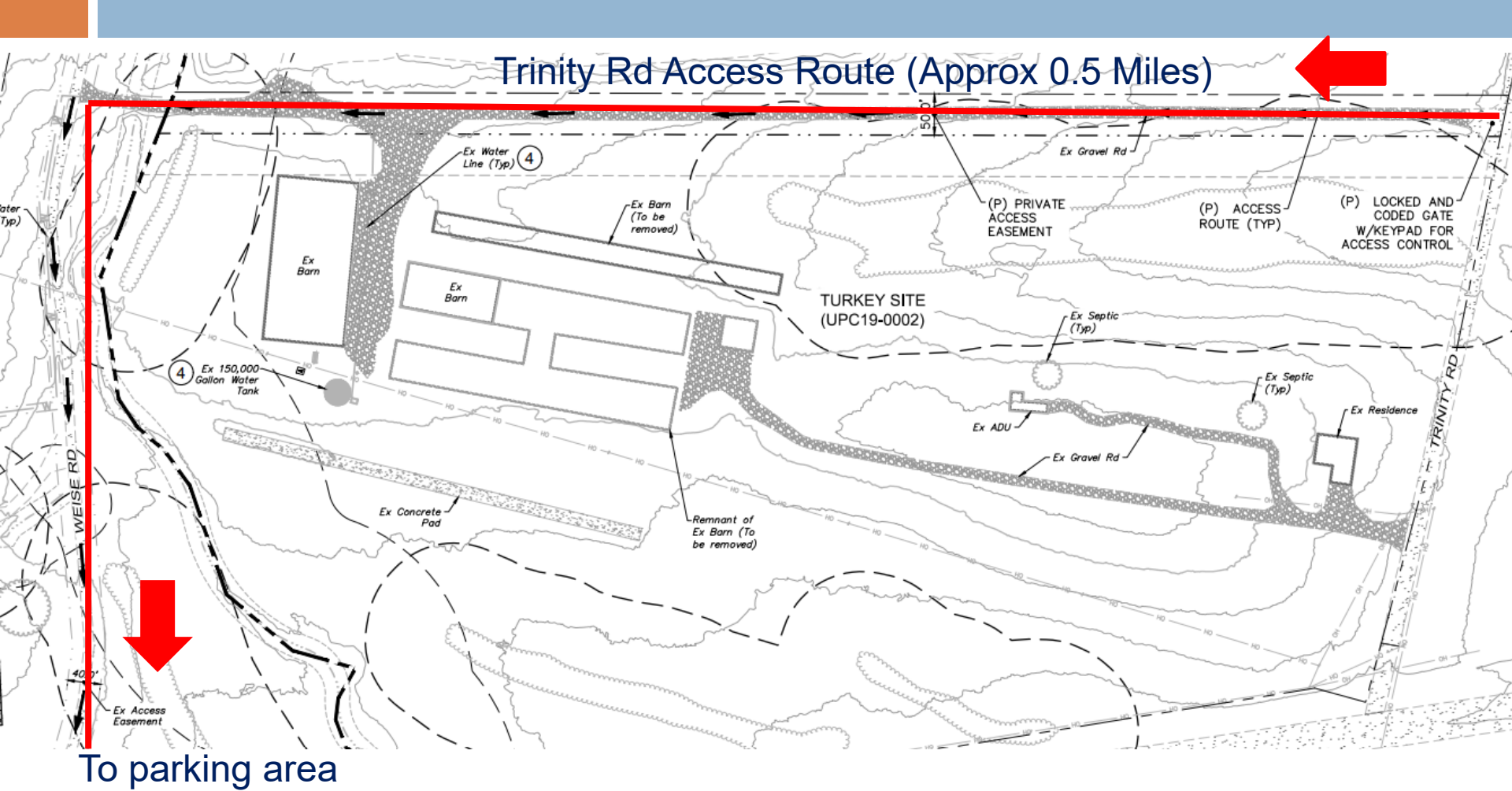
- Recommend the BOS adopt the MND and approve the Use Permit with conditions

- OPTIONS:
 - ▣ Approve the project with modified conditions
 - ▣ Continue the project to a future hearing date with direction on additional information or project adjustments to be provided
 - ▣ Deny the project with justification for denial (staff to return w amended resolution for final action)

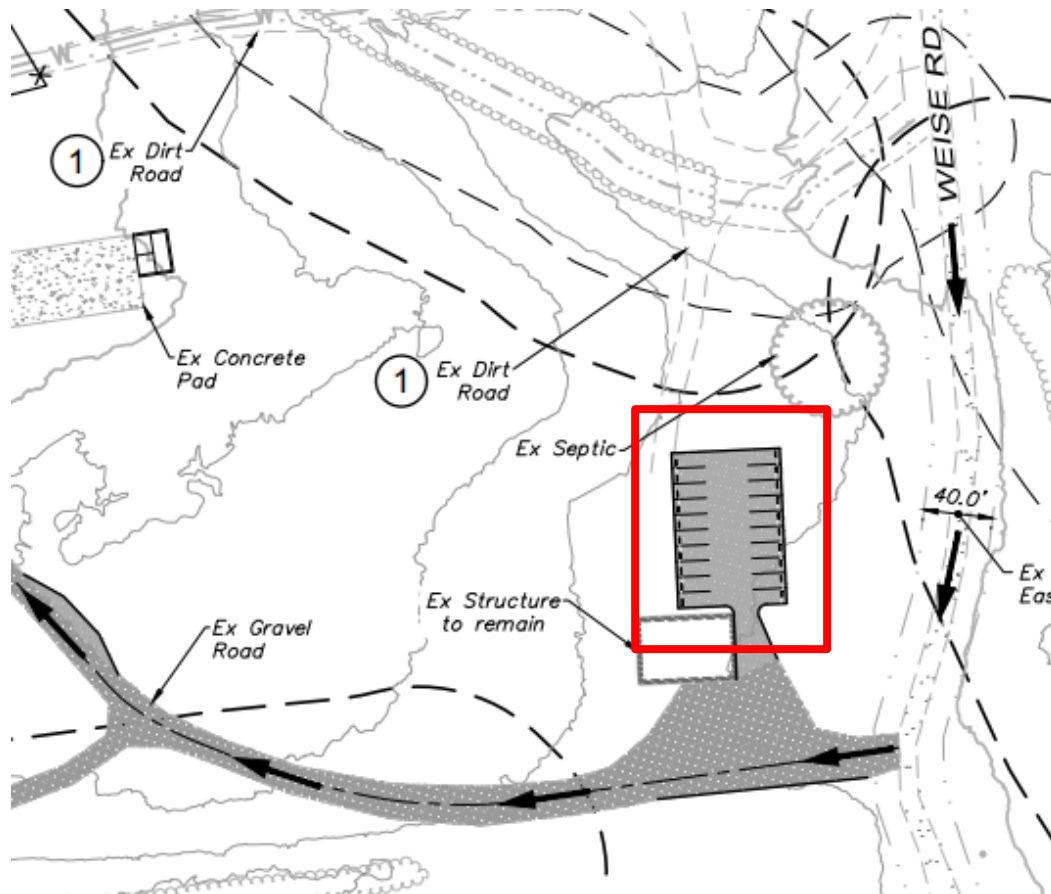
End of Presentation: Extra Reference Slides



Trinity Access Route to Site



Project Development – Parking



20 Stall
Parking Area

Site View – from Highway 12



Site View – Entrance Gate to Site



Water Demand Table

Annual Vegetative Water Use	
Average Number of Plants	8,000
Total Water Use (Gallons)	219,949
Average Daily Water (Gallons)	2443.88
Average Daily Water Per Plant (Gallons)	0.31
Annual Non-Vegetative Water Use	
Average Number of Plants	8,000
Total Water Use (Gallons)	806,481
Average Daily Water (Gallons)	5376.54
Average Daily Water Per Plant (Gallons)	0.67
Autoflower Water Use	
Average Number of Plants	25,000
Total Water Use (Gallons)	439,898
Average Daily Water (Gallons)	5498.73
Average Daily Water Per Plant (Gallons)	0.22
Total Expected Water Use (Gallons)	1,466,328 (4.49 Acre-feet)