

Board of Supervisors

January 28, 2025

Appeal of Bloomfield Flowers Cannabis Cultivation and Centralized Processing Operation

4707 Bloomfield Road, Petaluma

UPC19-0012 Use Permit

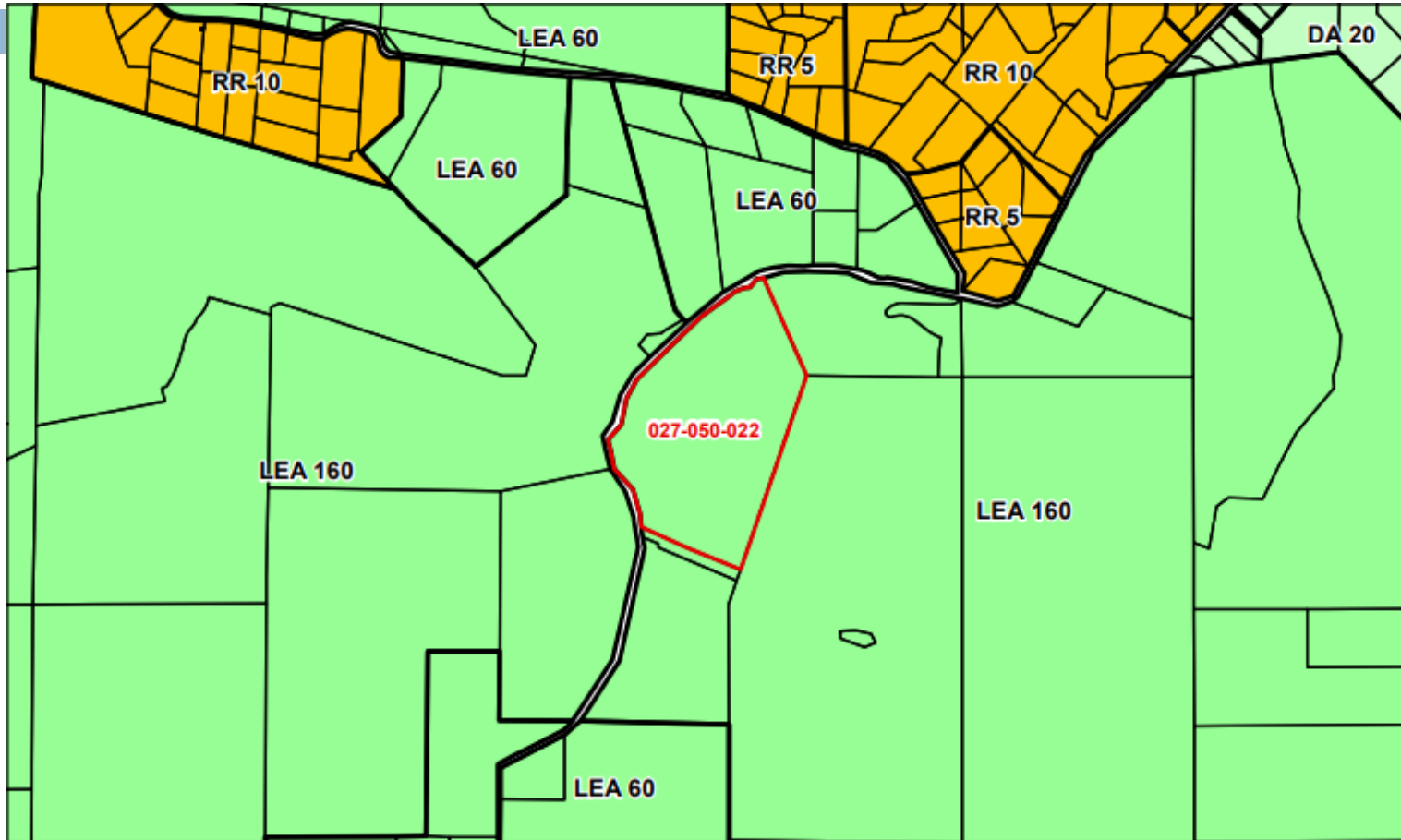
Haleigh Frye



Vicinity Map



General Plan Land Use Map



General Plan Land Use

-  Land Extensive Agriculture
-  Rural Residential

Base Map Data

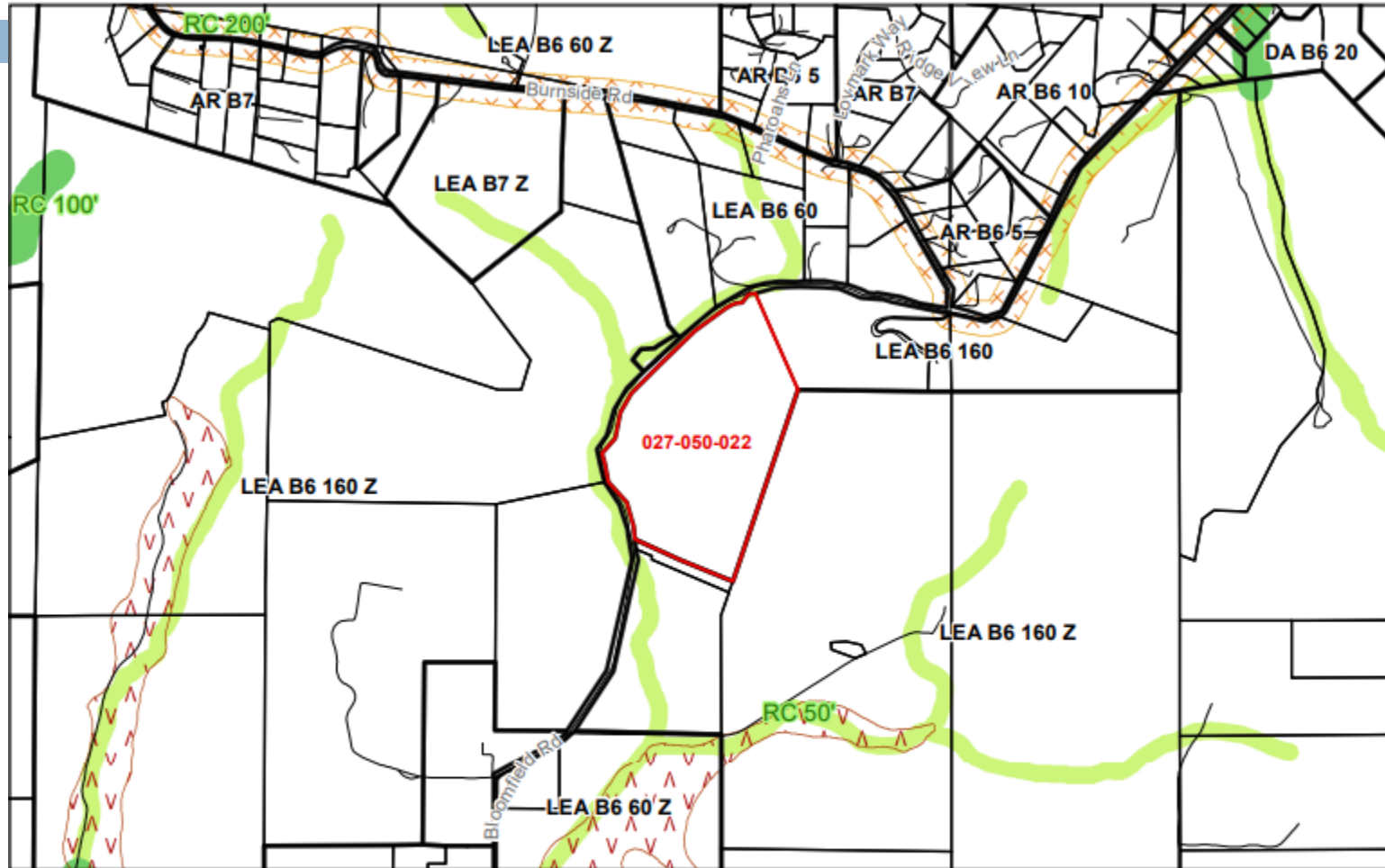
-  Parcel



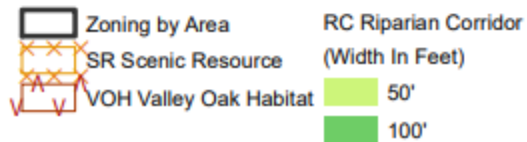
1 inch equals 2,000 feet

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

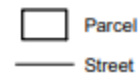
Zoning Map



Zoning and Combining Districts



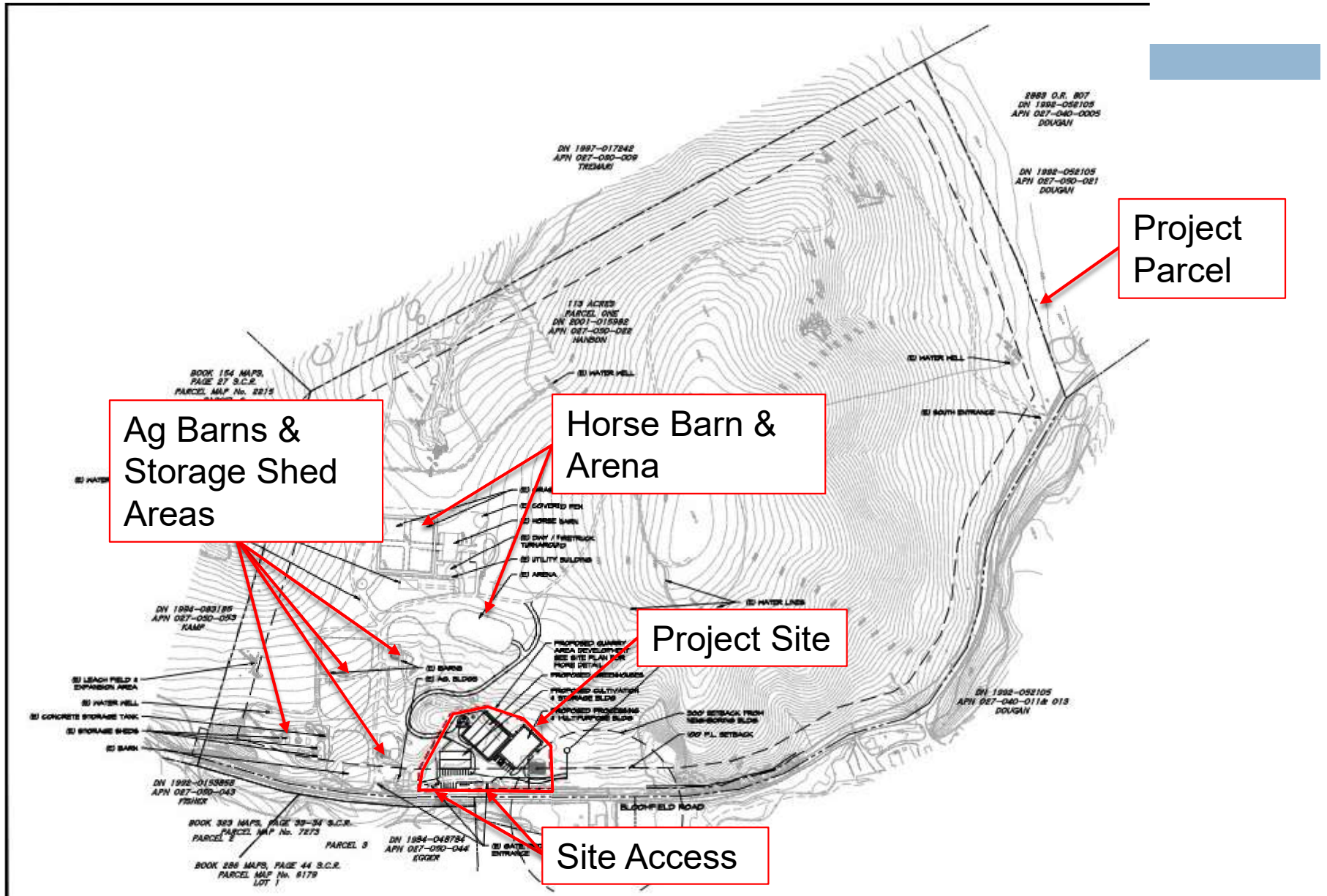
Base Map Data



Surrounding Land Uses



Overall Site Plan



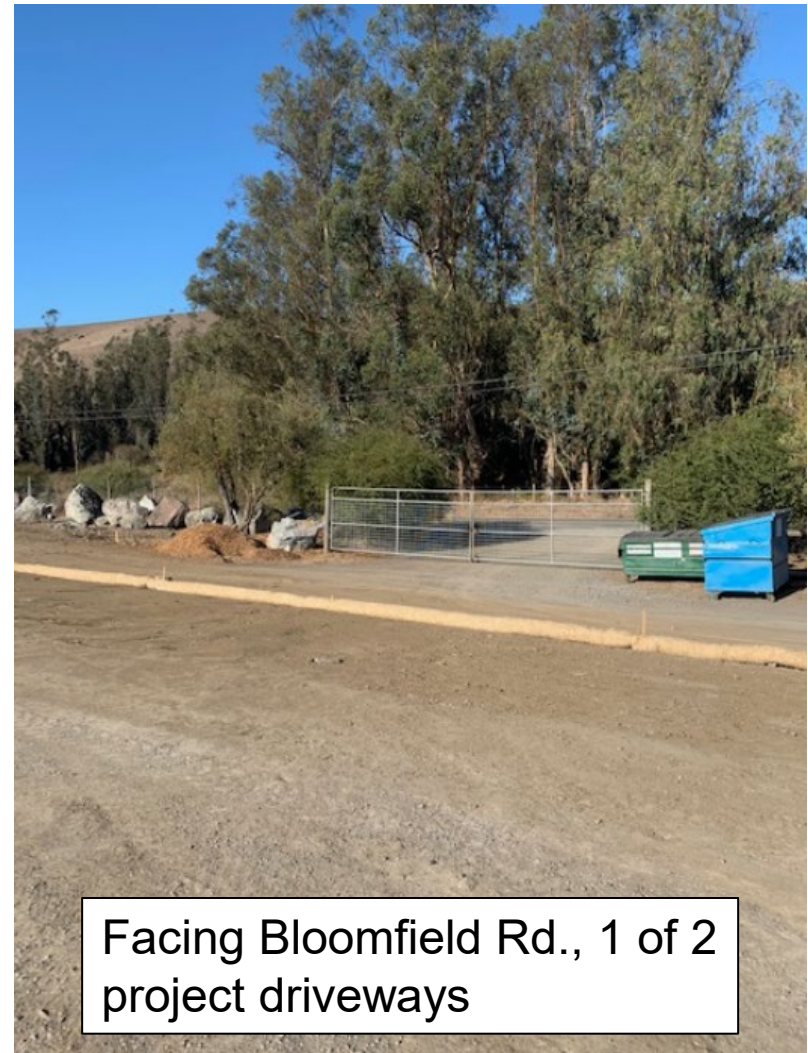
Existing Development & Proposed Project Site



Project Site Photos



Project Site facing southwest,
Bloomfield Road is to the right



Facing Bloomfield Rd., 1 of 2
project driveways

Proposed Project

- Total cultivation = 15,000 sq ft (<43,560/1 acre)
 - ▣ Indoor Cultivation (5,000 sq ft)
 - ▣ Mixed Light Cultivation (10,000 sq ft)
- Centralized processing
- Up to 19 employees
- Hours of operation
 - ▣ Typically 8am-5pm
 - ▣ 7am-7pm during harvest periods

BZA Hearing – Action Taken

August 22, 2024

- Mitigated Negative Declaration Adopted
- Use Permit Approved 4-1-0-0 with Conditions
 - ▣ Addition of 1 Condition
 - #29 The two project ingress/egress access points approved as part of this Use Permit and shown on project plans are the only driveways authorized for non-emergency use by the project.

BZA Decision Appealed

August 27, 2024

- Appellant raised concerns related to:
 - Hours of Operation
 - Traffic
 - Operational Noise
 - Night Lighting and Glare
 - Project Odor

BZA Decision Appealed

August 27, 2024

- Hours of Operation
 - ▣ Standard hours 8am-5pm and 7am-7pm during harvest
 - All deliveries and shipping limited to 8am-5pm only
 - ▣ Periodic after-hours activities may include
 - Data entry (compliant with State requirements)

BZA Decision Appealed

August 27, 2024

□ Traffic

- Bloomfield Road is County maintained
- Existing Driveways will be improved
- Project trips below OPR threshold

BZA Decision Appealed

August 27, 2024

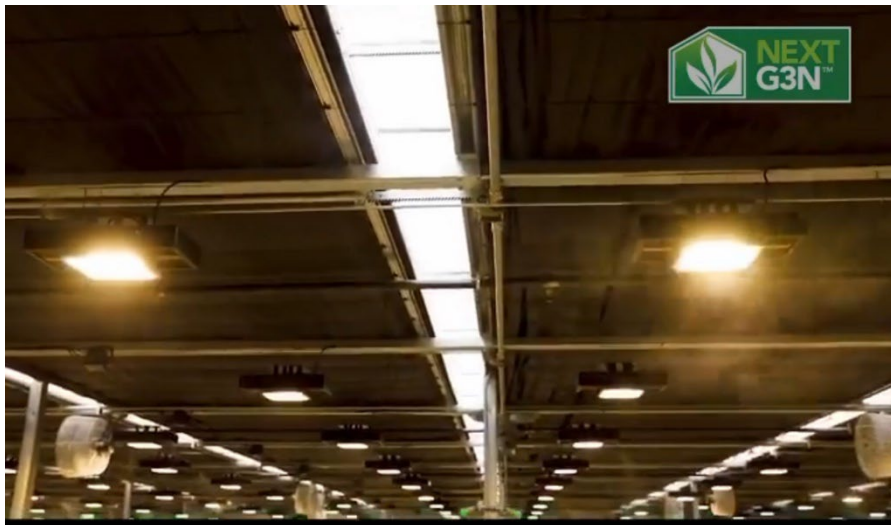
- Long Term Operational Noise
 - ▣ Ventilation fans internal to proposed structures
 - ▣ Acoustic enclosure for external HVAC and emergency generator

BZA Decision Appealed

August 27, 2024

- Night Lighting
 - Contained within proposed structures
 - Motion sensor security lighting and cameras required by code

Ex Greenhouse Curtain Rolling Open



Ex Greenhouse Curtain Closed



Environmental Determination

- CEQA environmental review determined all potential impacts can be mitigated to LTS level
- Mitigation measures for:
 - ▣ Air Quality (construction emissions)
 - ▣ Biological Resources (pre-construction surveys for bats and birds)
 - ▣ Noise (sound wall around external HVAC units)

Staff Recommendation

- Recommend the BOS deny the appeal, adopt the Negative Declaration, and uphold the BZA Use Permit Approval with Conditions
- OPTIONS:
 - Deny the appeal and uphold the BZA decision with revised conditions
 - Continue the project to a future hearing date with direction on additional information or project adjustments to be provided.
 - Uphold the appeal and deny the project with justification for denial (staff to return with amended resolution for final action)

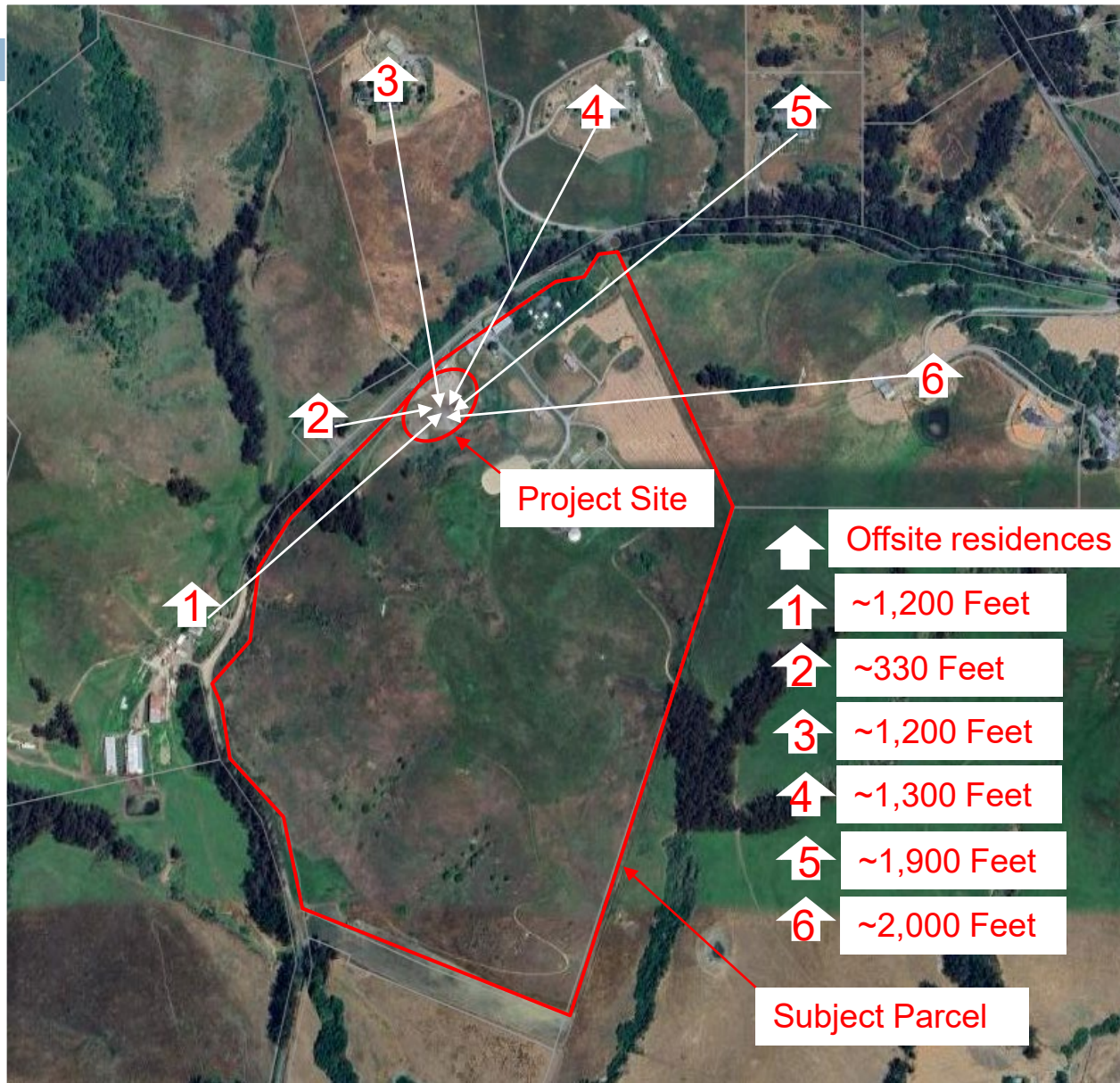
Questions?





End Presentation

Proximity of Offsite Residences



Streetview looking southwest on Bloomfield Rd.

Project Site

Nearest Offsite Residence (~330ft away)

Project Site Driveways



Streetview looking northeast on Bloomfield Road

Project Site Driveways

Project Site



Ex Typical Greenhouse with Rolling Cover



Ex Typical Greenhouse with Rolling Cover (fully closed)



Ex Typical Greenhouse Light Deprivation Cover with Artificial Lighting



nextg3ngreenhouse



nextg3ngreenhouse

