

Board of Supervisors

May 25, 2021

Indoor & Mixed Light Cannabis Cultivation

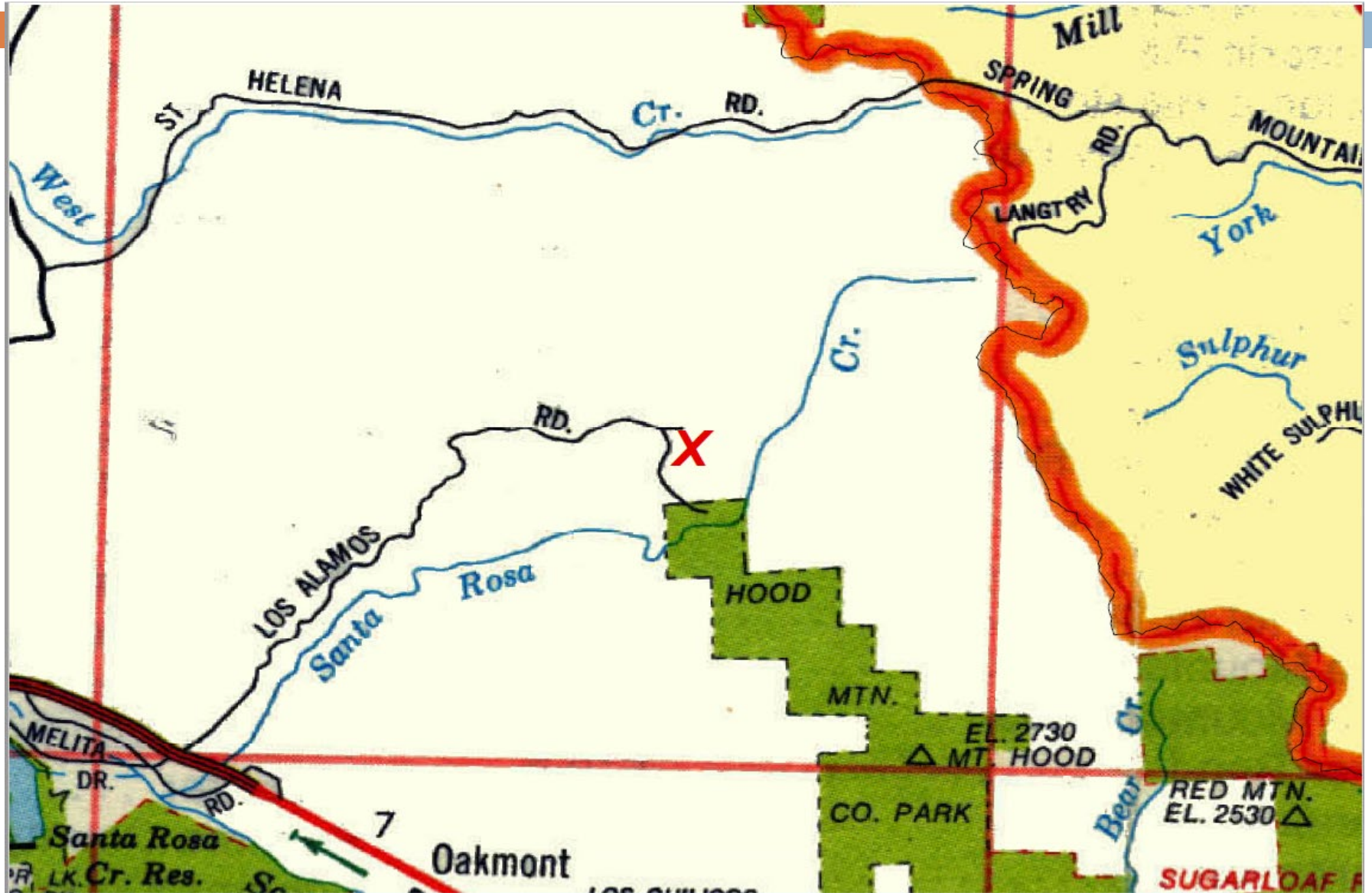
2000 Los Alamos Road, Santa Rosa

UPC17-0041, Use Permit

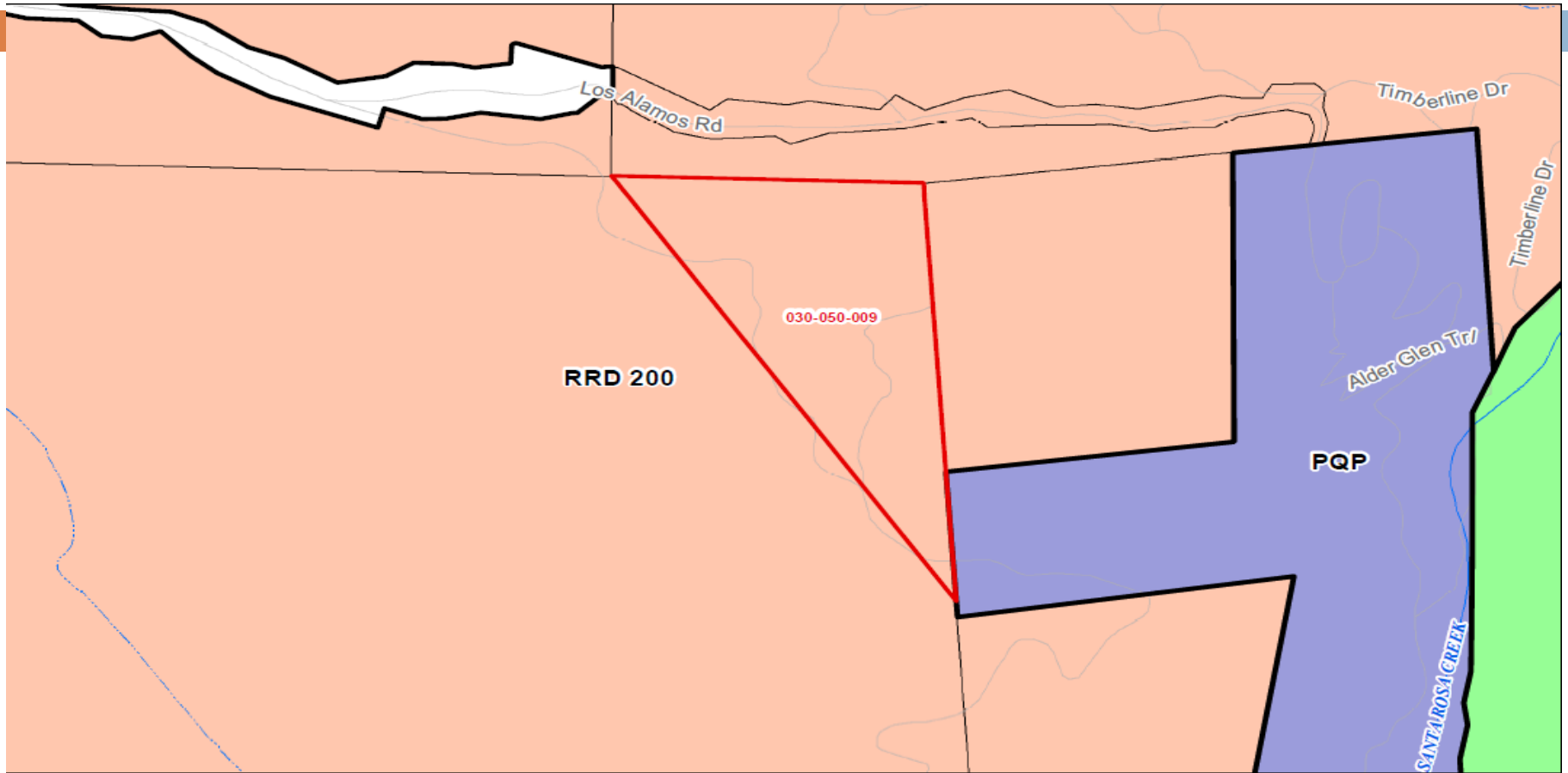
Marina Herrera



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

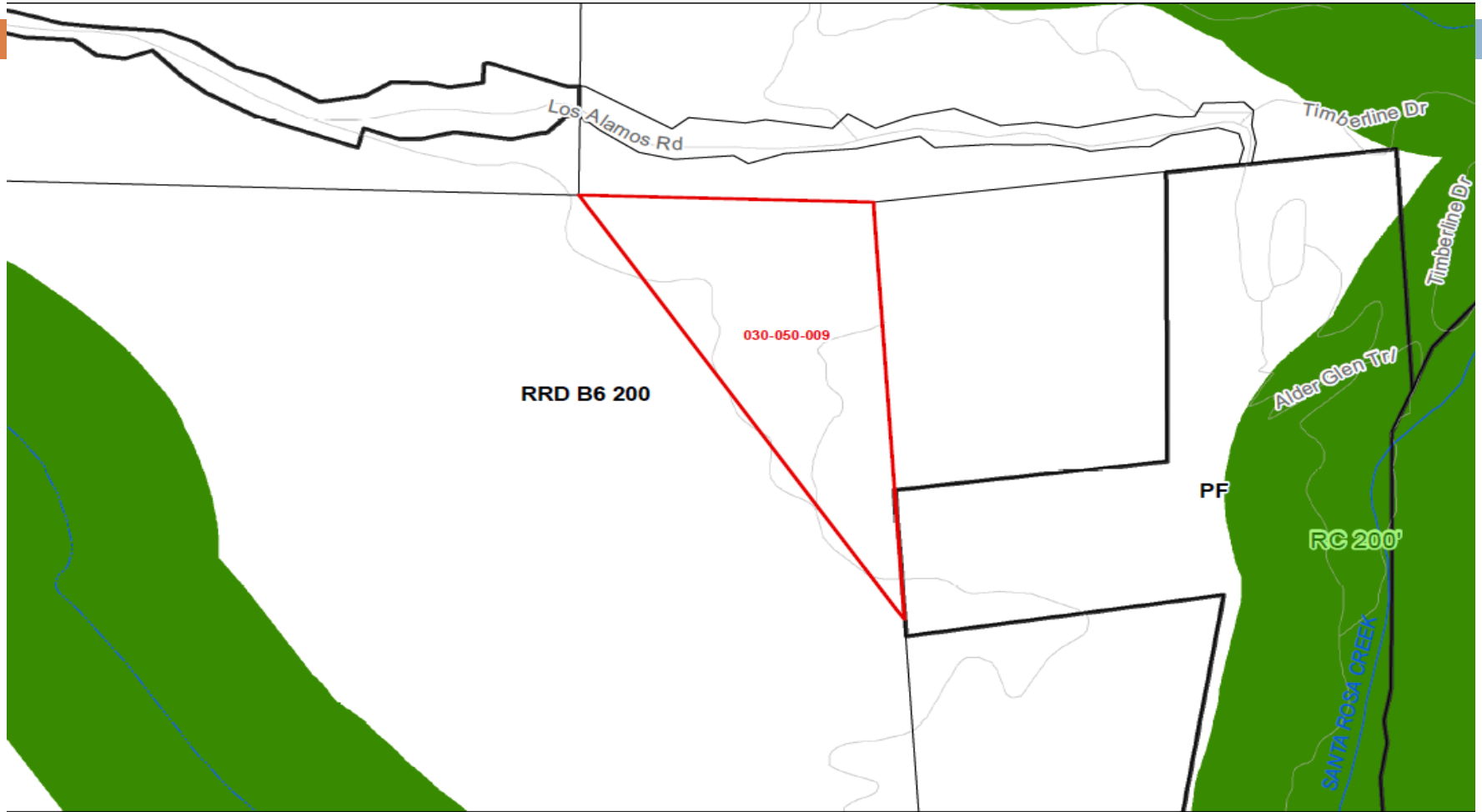
Base Map Data

- Street
- Perennial Stream
- Intermittent Stream

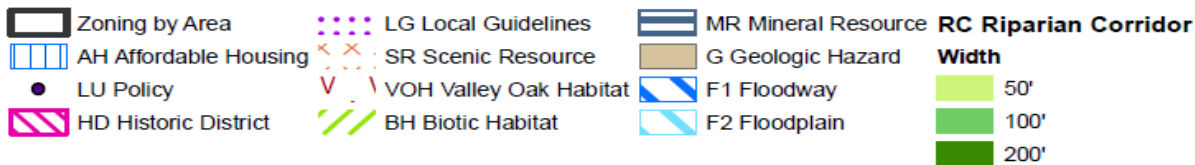


Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acres.

Zoning Map

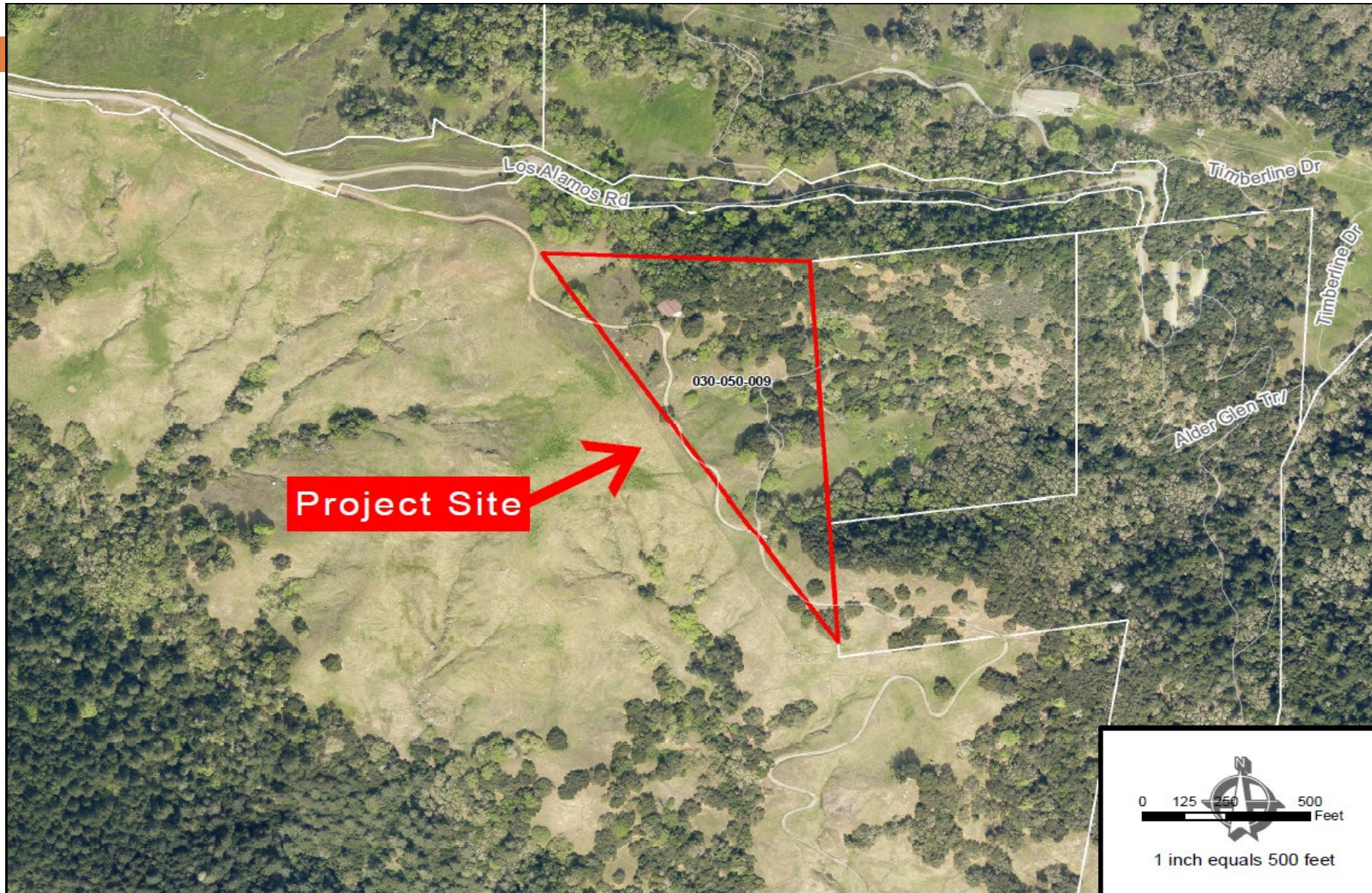


Zoning and Combining Districts



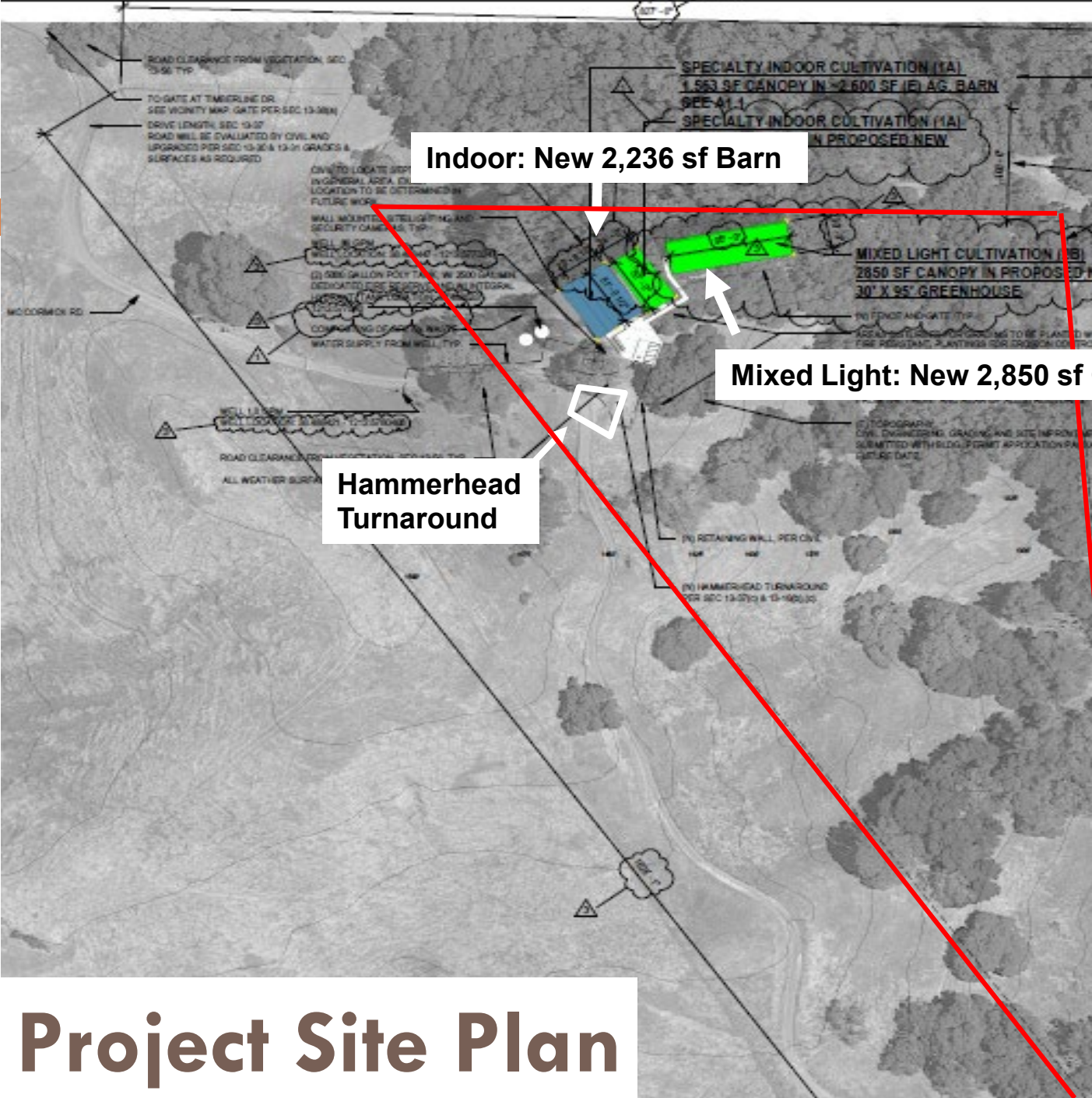
1 inch equals 500 feet

Aerial Map



Project Proposal

- Total Cannabis Cultivation Canopy; 6,649 sq ft
 - Indoor Cultivation in two barns; (replacement) 2,600 sq ft barn & (new) 2,236 sq ft barn
 - 784 sq ft Processing Site-Grown Cannabis, ADA compliant restroom
 - Mixed Light in new Greenhouse; 2,850 sq ft
- Distributor-Transport Only
- Access & Parking Improvements
- 2 Water tanks
- 2 full time employees; 4 seasonal employees; max of 6 employees
- Security Improvements including Fencing



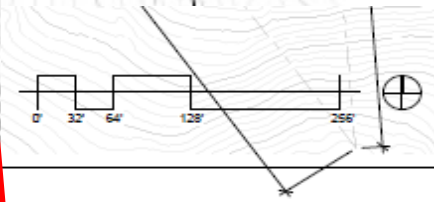
Indoor: New 2,236 sf Barn

Mixed Light: New 2,850 sf Greenhouse

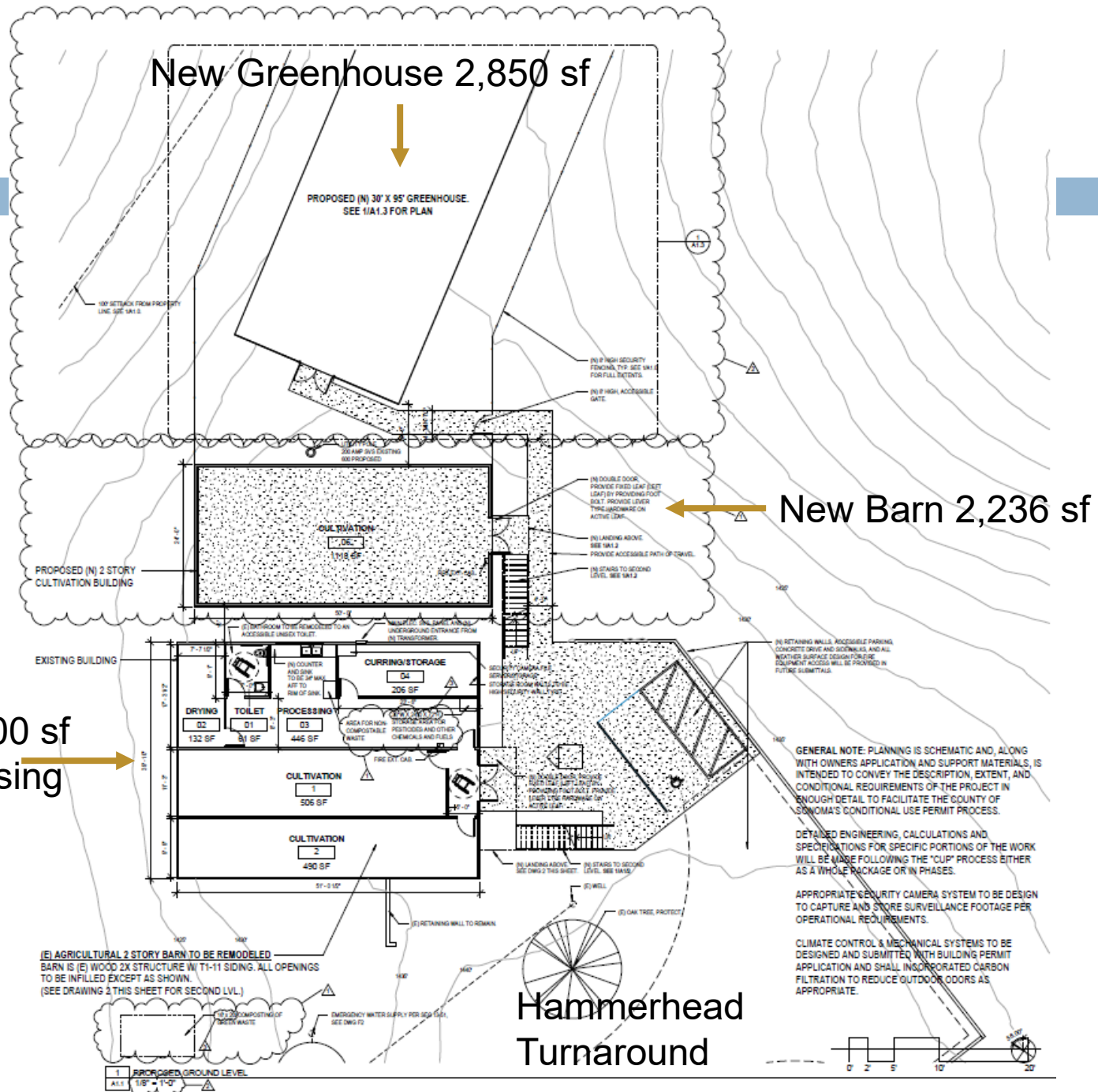
Hammerhead Turnaround

NOTE: THE (E) AG. BARN OF ~2,600 SF WAS DESTROYED IN GLASS FIRE IN SEPT. 2020

Project Site Plan



Project Site Plan Details



General Plan & Area Plan Consistency

Resources & Rural Development Land Use / Franz Valley Area Plan

- ✓ Preserves Rural Character
- ✓ No change to density or parcel size (15 acres)
- ✓ Limited development area (0.16% of parcel)
- ✓ Greenhouse could support a future agricultural use
- ✓ The use does not preclude potential future resource development or conservation land uses

Zoning Consistency

- RRD (Resources & Rural Development)
 - ✓ Cannabis Cultivation allowed use with Use Permit
 - ✓ Consistent with the Development Criteria including building setbacks from property lines/roadways, lot coverage and maximum building height.

Zoning Consistency

Cannabis Ordinance Development Criteria	Project Compliance	
Minimum lot size 10 acres	✓	15 acres
Maximum indoor cultivation 22,000 sq ft	✓	±3,790 sq ft
Maximum mixed light cultivation 10,000 sq ft	✓	2,850 sq ft
Processing of site-grown cannabis only	✓	784 sq ft
Distributor-Transport Only	✓	Allowed

Zoning Consistency – Indoor Setback Requirements

- Setbacks from Property Lines
 - ✓ >100 ft from all property lines
 - ✓ Consistent with the RRD Zone District
- Setbacks from sensitive uses
 - ✓ 600 ft from schools

Zoning Consistency – Mixed Light Setback Requirements

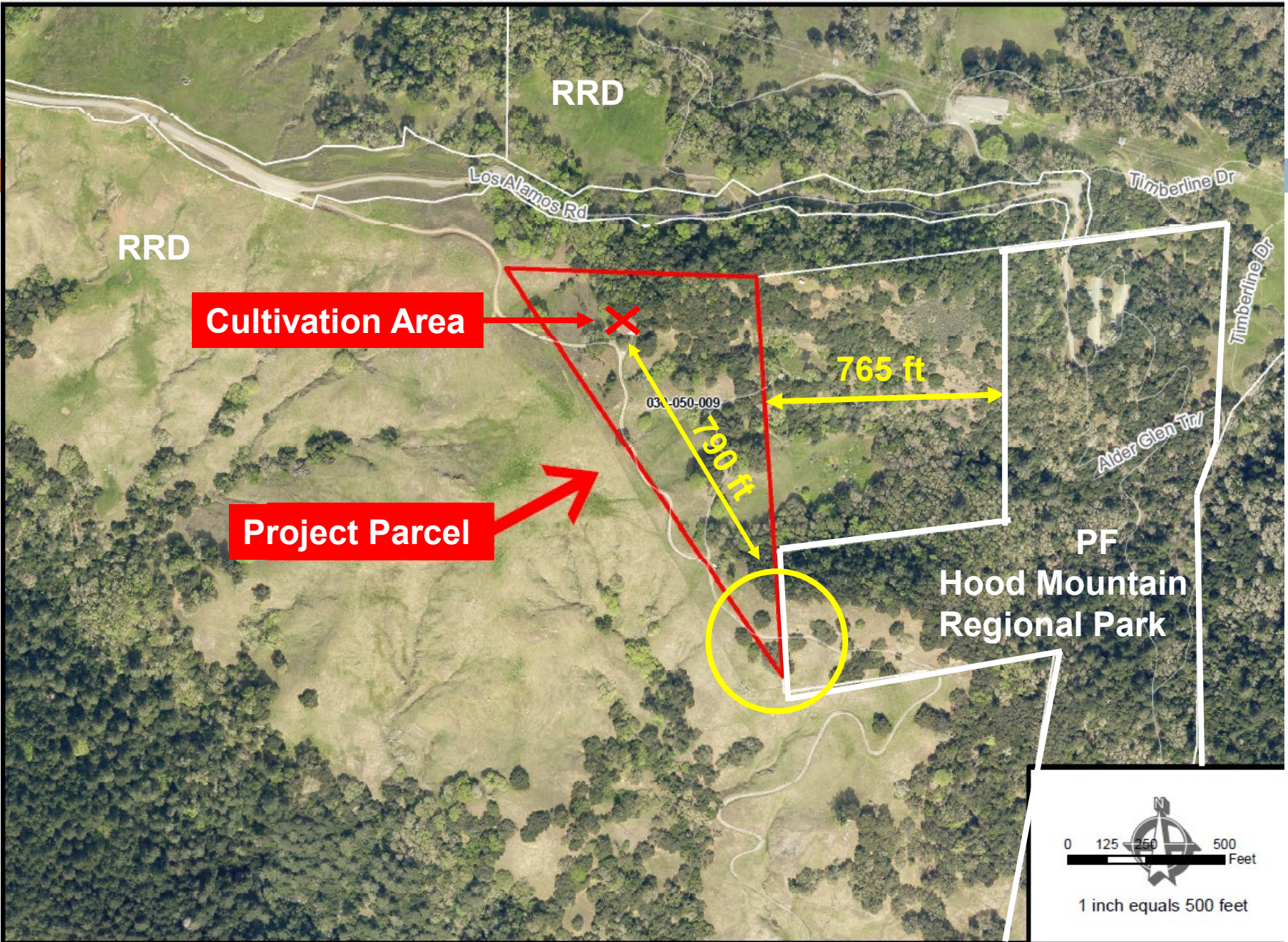
- Setbacks from sensitive uses
 - ✓ 1,000 ft from schools, childcare, treatment centers
 - ✓ 300 ft from residences
- 1,000-ft setback from Park
 - ✗ 765 ft from eastern property line to Hood Mountain Regional Park
 - ✗ Shares portion of southern property line with park

Setback Waiver Requested

Park Setback Waiver

- Code allows applicant to request a waiver of the Park setback

[Park setback] “This park setback may be reduced with a use permit when it is determined that an actual physical equivalent separation exists due to topography, vegetation or slope, that no offsite impacts will occur, and that the cannabis operation is not accessible or visible from the park.” (Code Sec. 26-88-256(f)(8))



Environmental Determination

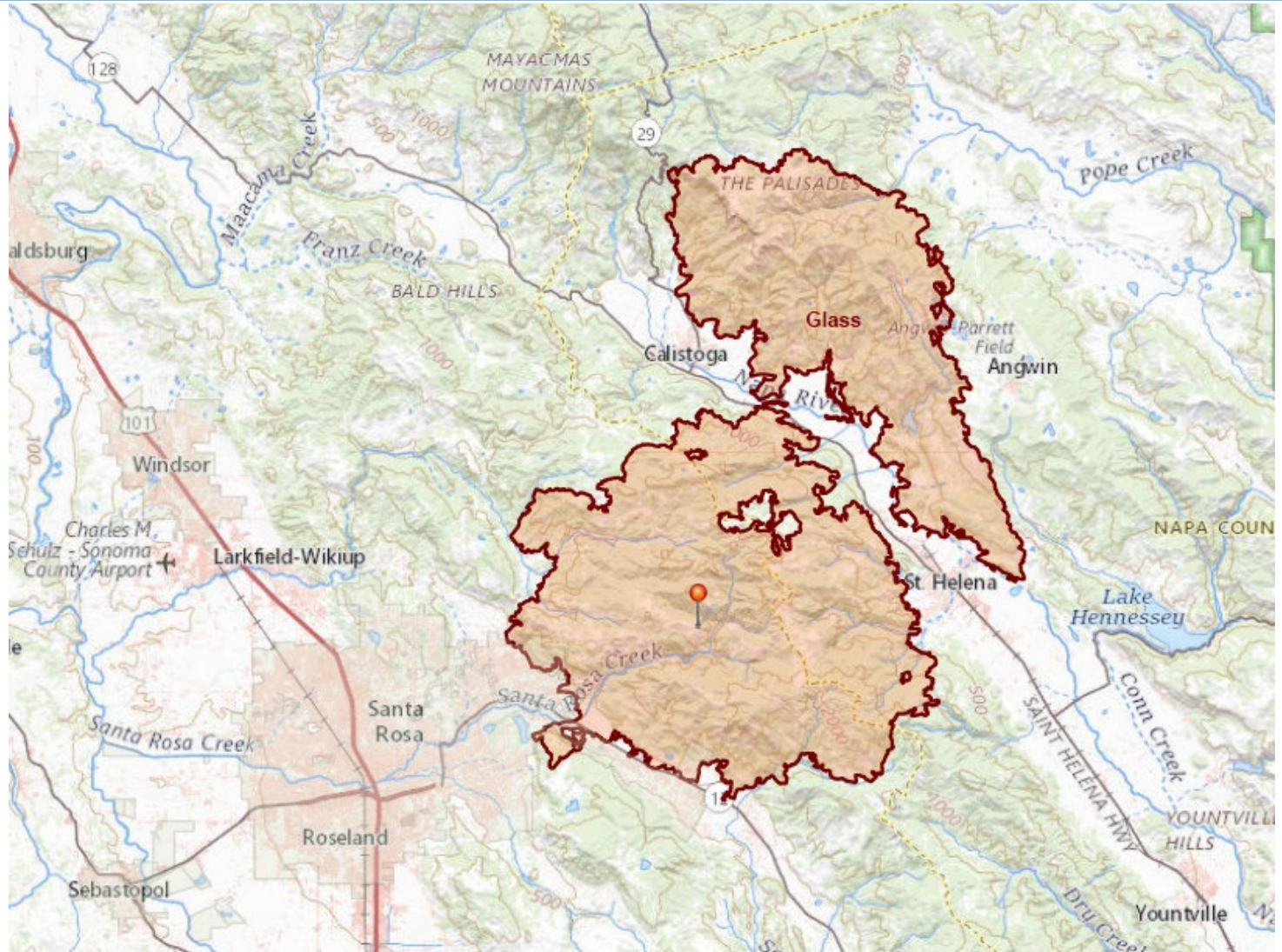
- CEQA environmental review determined all potential impacts can be mitigated to Less Than Significant
 - ▣ Mitigated Negative Declaration prepared
 - ▣ Public Comment Period 3/10/2021 – 4/9/2021
 - ▣ Mitigation measures for Air Quality, Biological Resources, Noise

Public Comments

- Areas of Potential Concern
 - Park Proximity
 - Fire Risk & Access
 - Groundwater
 - Odor
 - Traffic
 - Security

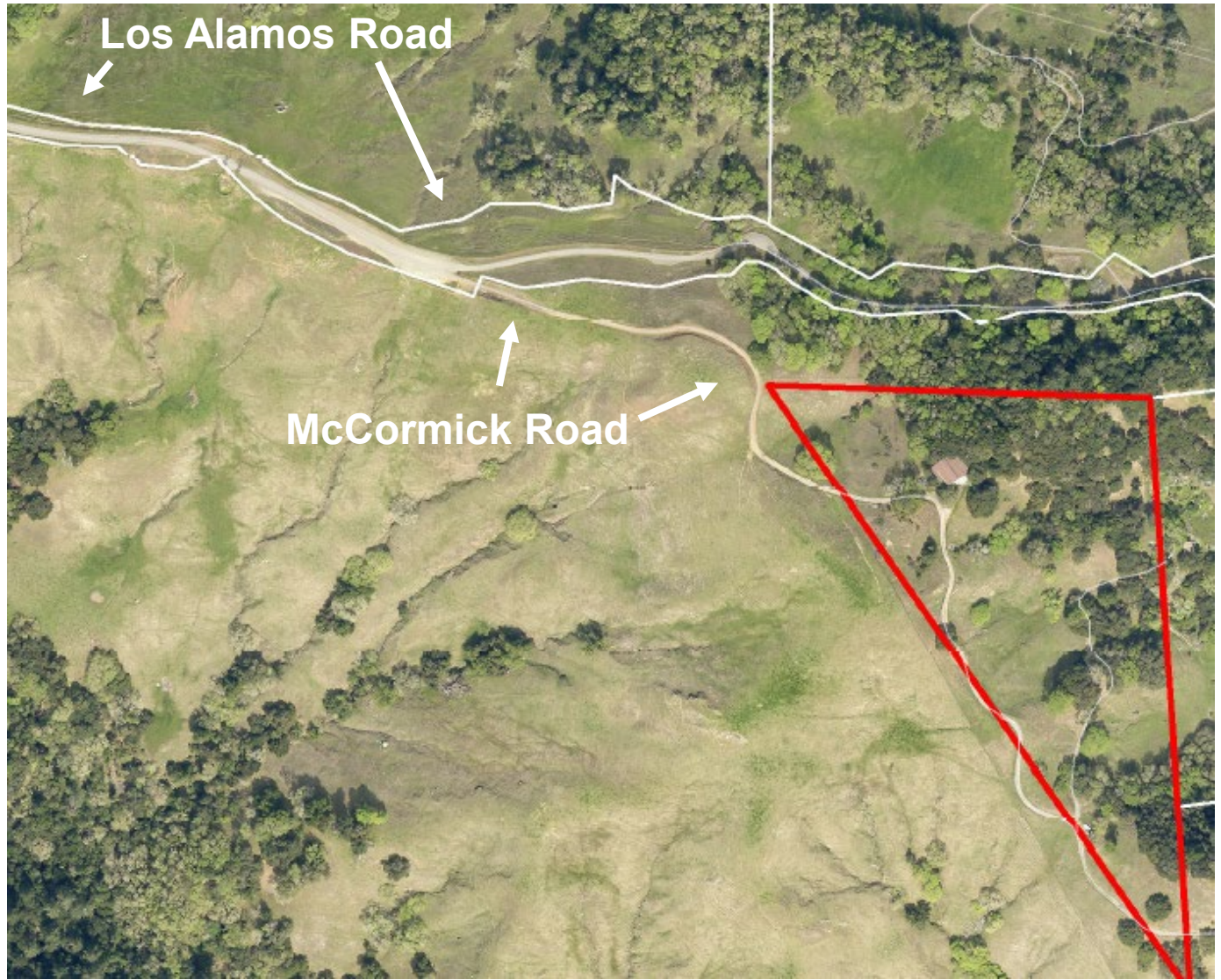
Response to Issues Raised

Fire Risk



Response to Issues Raised

Access



Response to Issues Raised

Groundwater

- Zone 4, Areas with Low/Highly Variable Water Yield
- Total cannabis water use 0.69 acre-ft/yr
 - ▣ Indoor Cultivation irrigation 0.24 acre-ft/yr
 - ▣ Mixed-Light Cultivation irrigation 0.43 acre-ft/yr
 - ▣ Employee uses 0.02 acre-ft/yr
- Rainwater harvest offset ± 0.03 acre-ft/yr

Average CA household uses 0.5-1.0 acre-ft/yr

Response to Issues Raised

Odor

- Cultivation contained indoors & greenhouse structure to include an odor control system

Traffic

- 2 full-time employees; 4 seasonal employees; max 6 employees
- 4 average daily vehicle trips

Security

- Secured access, outdoor fencing, cameras, lighting, and alarms
 - ✓ Site Security Plan meets ordinance requirements

Staff Recommendation

- Recommend BOS adopt the Mitigated Negative Declaration and grant Use Permit approval with Conditions

End of Presentation: Extra Reference Slides

