

Board of Supervisors

December 13, 2022

UPC17-0031

Mixed Light and Outdoor Cultivation

4233 Browns Lane, Petaluma

Haleigh Frye

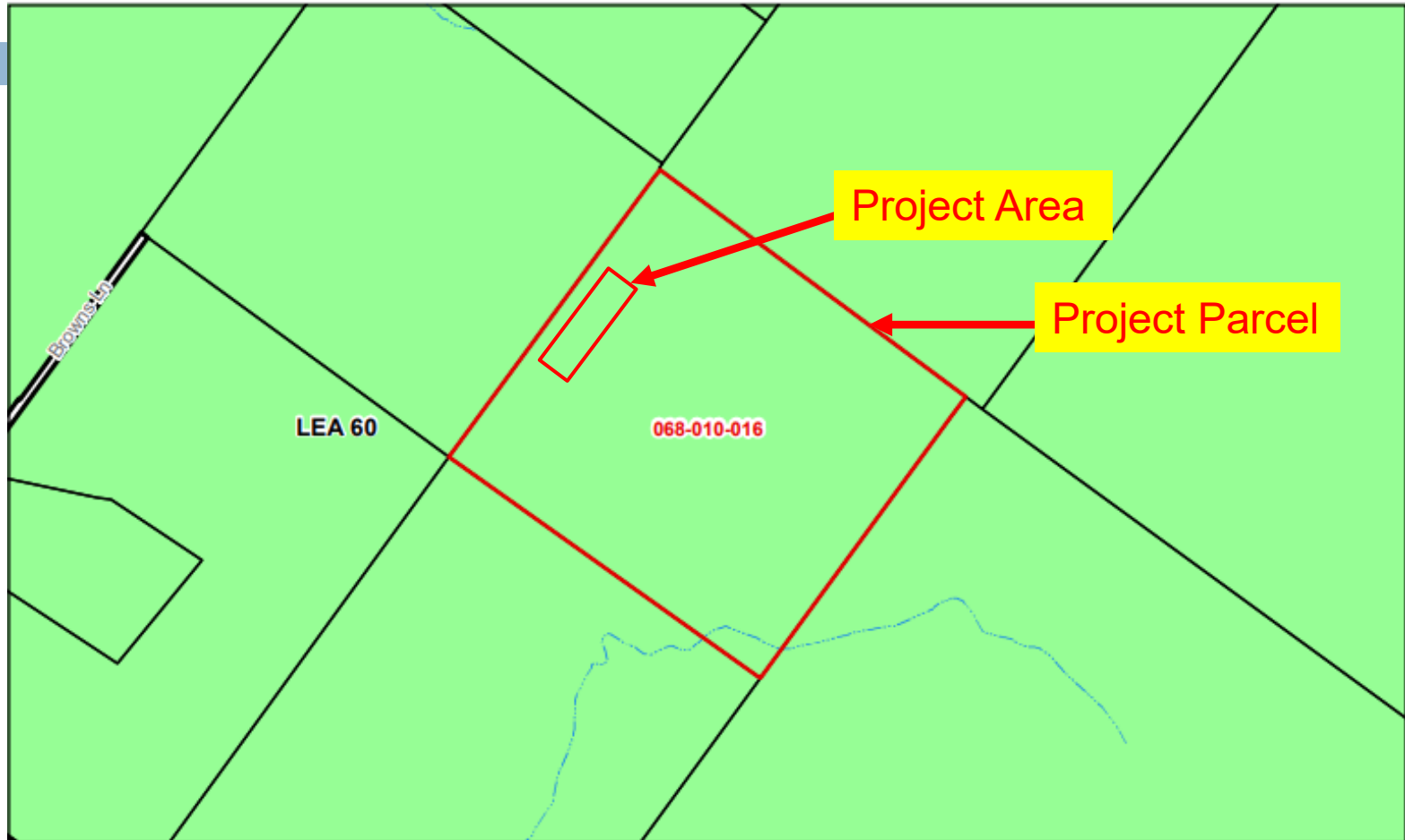
Project Planner



Vicinity Map



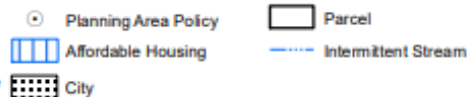
Land Use Map



General Plan Land Use



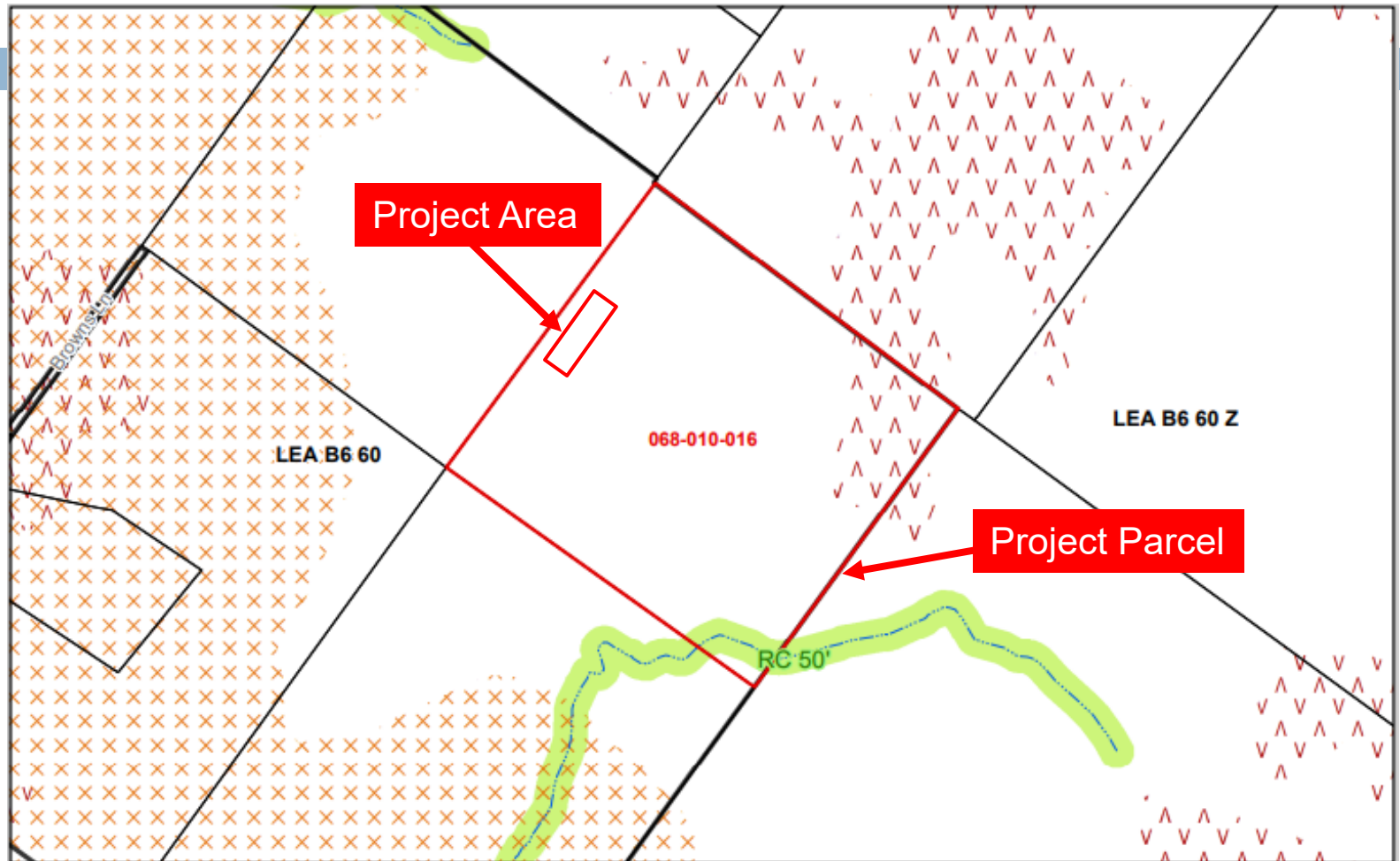
Base Map Data



1 inch equals 1,000 feet

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

Zoning Map

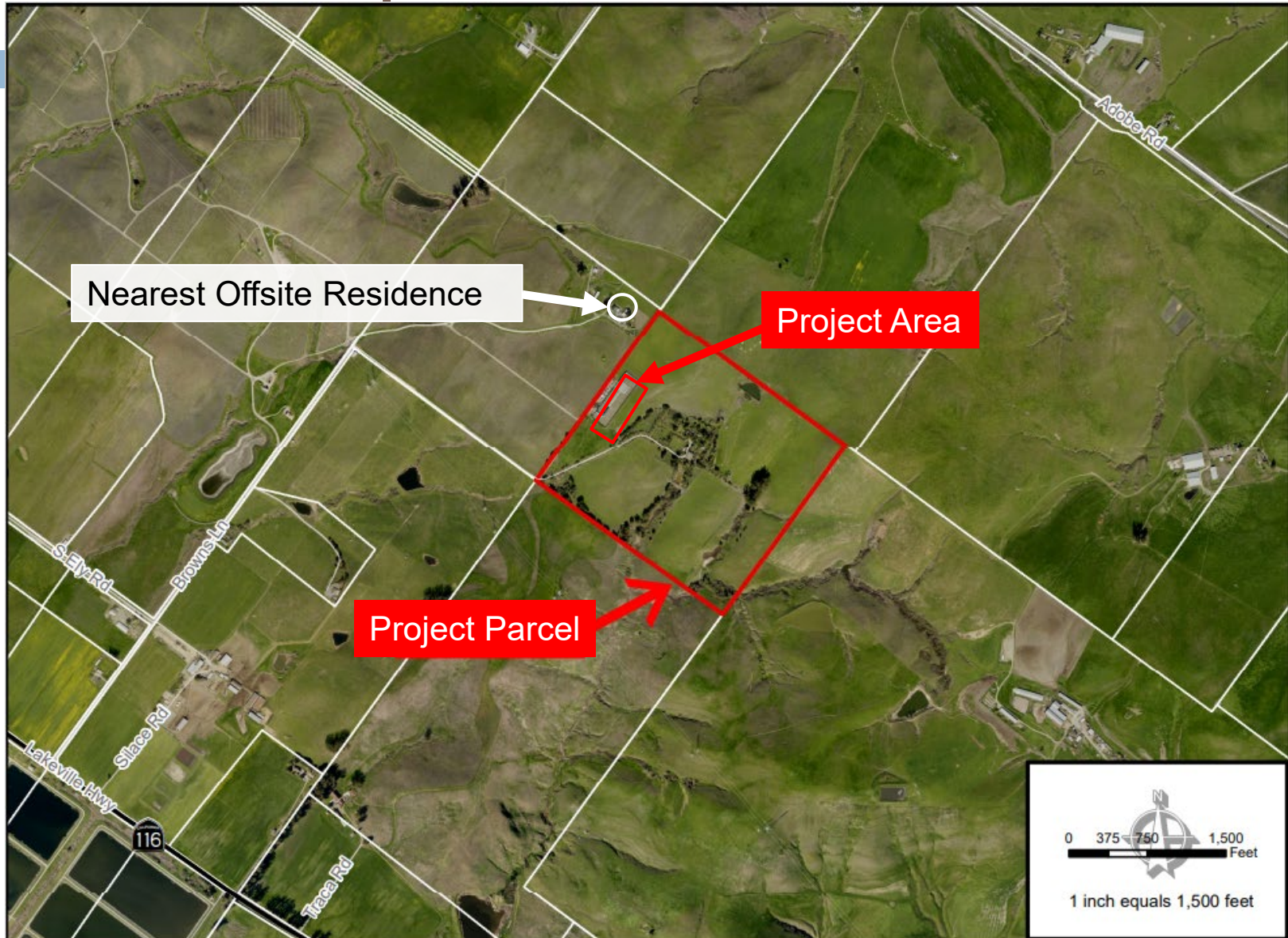


Zoning and Combining Districts

- | | |
|------------------------|--------------------------------------|
| Zoning by Area | RC Riparian Corridor (Width In Feet) |
| SR Scenic Resource | 50' |
| VOH Valley Oak Habitat | 100' |
| | 200' |



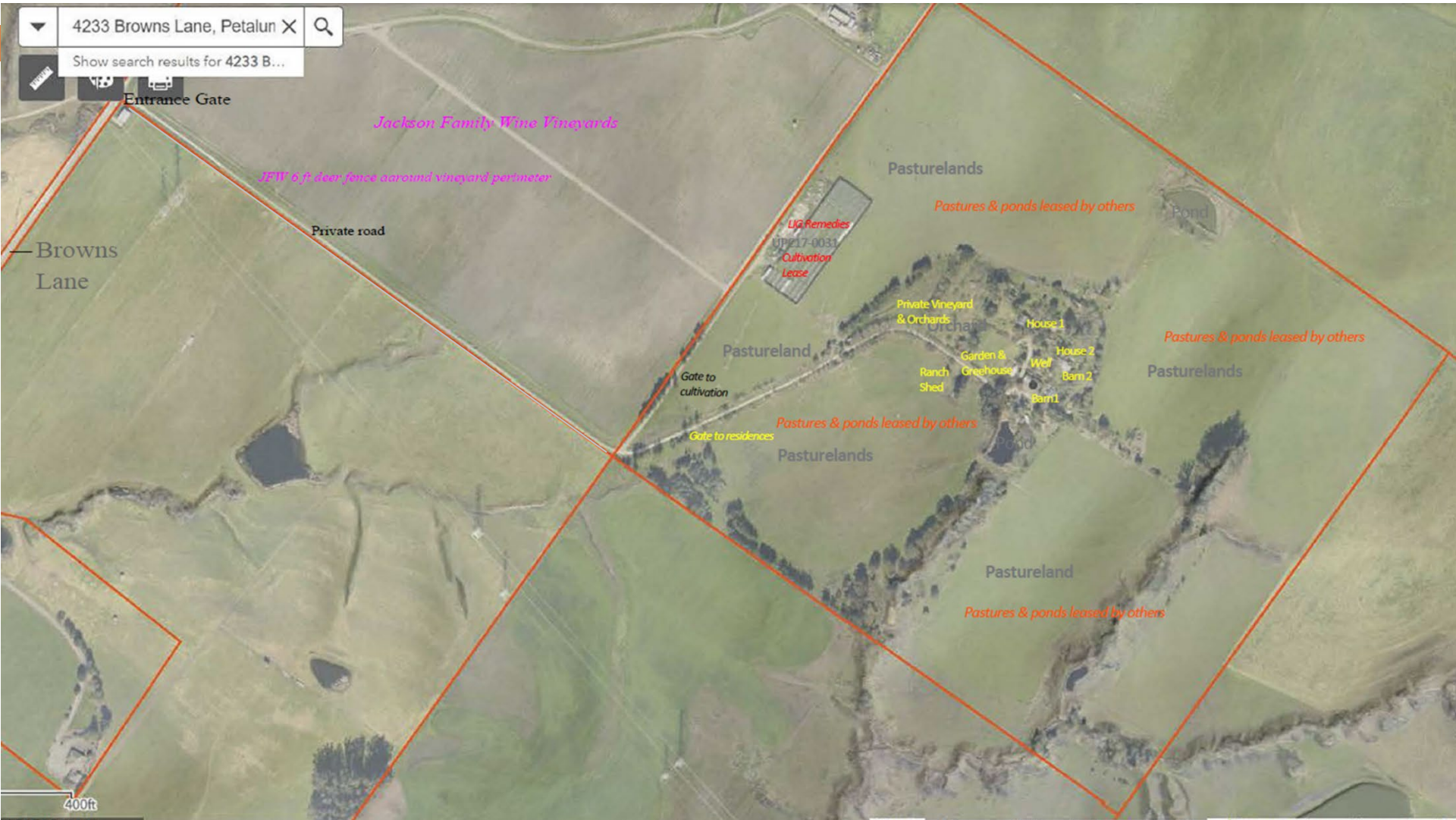
Aerial Map



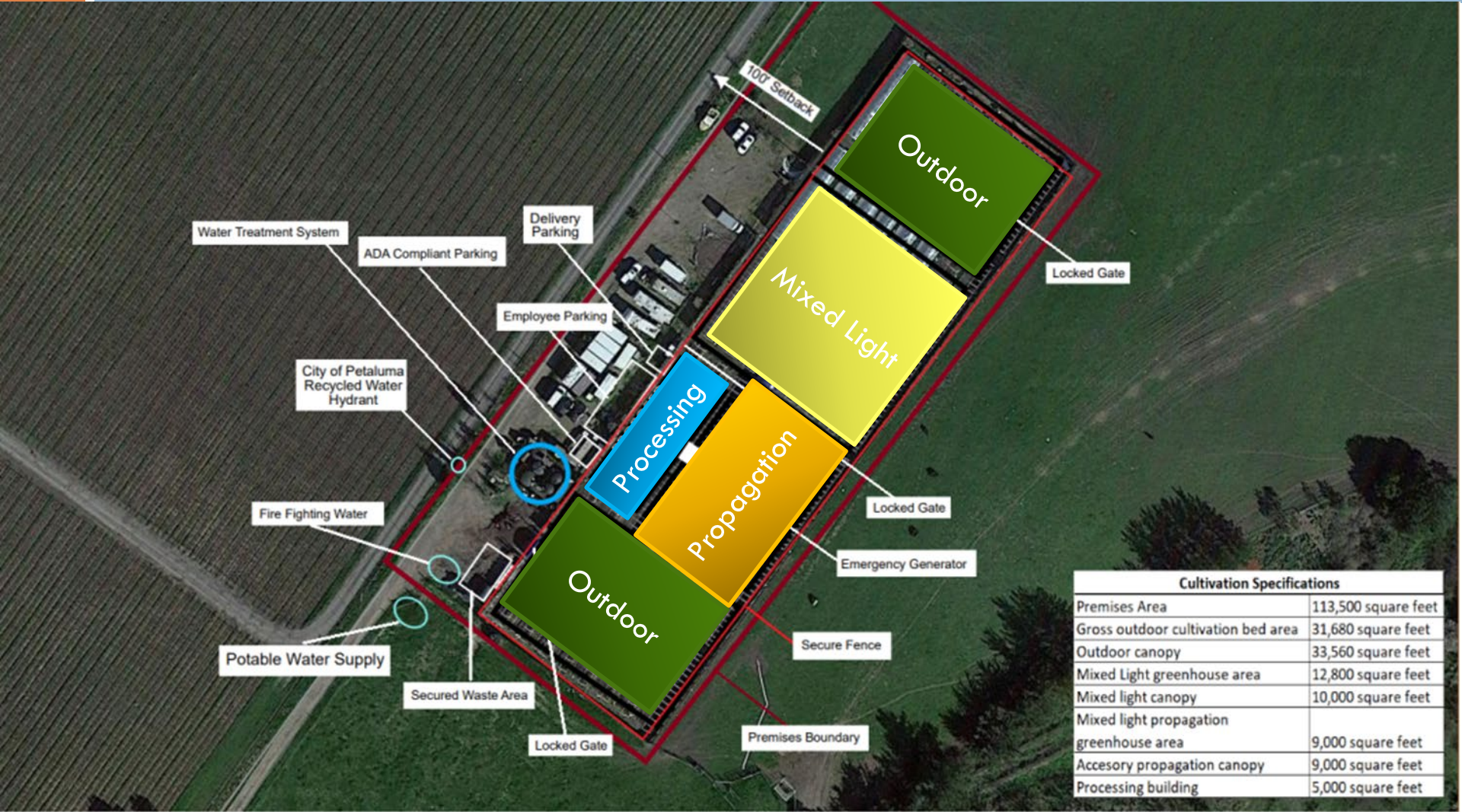
Project Proposal

- Total Cultivation = 43,560 sq ft (1 acre)
 - ▣ Mixed Light Cultivation (10,000 sq ft)
 - ▣ Outdoor Cultivation (33,560 sq ft)
- Propagation (9,000 sq ft)
- On-Site Processing of Site-Grown Plants
- Irrigation supply – Recycled Water
- Emergency vehicle access improvements
- Total Number of Employees – 10
- Prior PRP Operation = 28,000 sq ft outdoor

Project Site Plan Overview



Project Area



Cultivation Specifications	
Premises Area	113,500 square feet
Gross outdoor cultivation bed area	31,680 square feet
Outdoor canopy	33,560 square feet
Mixed Light greenhouse area	12,800 square feet
Mixed light canopy	10,000 square feet
Mixed light propagation greenhouse area	9,000 square feet
Accessory propagation canopy	9,000 square feet
Processing building	5,000 square feet

General & Area Plan Consistency

- General Plan and Sonoma Mountain Area Plan: Promote, protect, and preserve lands for animal husbandry & the production of agricultural products
- Establish and maintain densities and parcel sizes conducive to continued agricultural production
- Maintain primary agricultural land use
 - ✓ No increase in density/No urban services
 - ✓ Cattle grazing to continue on 91 acres (91%)
 - ✓ New structures could support future agricultural use

Zoning Consistency

Base Zoning – Land Extensive Agriculture (LEA-60) (Sec. 26-06-030)	Project Compliance	
Commercial cannabis allowed by Use Permit	✓	
Maximum building height 35 ft	✓	14 ft
Maximum lot coverage 85,000 sq ft	✓	35,934 sq ft
Cannabis Ordinance Development Criteria for LEA (Sec. 26-88-254(f))	Project Compliance	
Minimum mixed light & outdoor property line setback 100 ft	✓	100 ft
Minimum mixed light & outdoor residence setback 300 ft	✓	>550 ft
Setback from sensitive uses	✓	>1 mile

Zoning Consistency

Cannabis Ordinance Development Criteria (Sec. 26-88-254(f))	Project Compliance	
Minimum lot size 10 acres	✓	100 acres
Maximum total cultivation 1 acre (43,560 sq ft)	✓	43,560 sq ft
• Maximum mixed light 10,000 sq ft	✓	10,000 sq ft
• Maximum Outdoor Cultivation (43,560 sq ft)	✓	33,560 sq ft
Maximum propagation 25% (10,890 sq ft)	✓	9,000 sq ft

Zoning Consistency

Cannabis Ordinance Development Criteria (Sec. 26-88-254(f))

Project Compliance

No loss of Farmland (Prime, Unique, Statewide Importance)



Other / Local Importance

Compliance with Williamson Act



No WA contract

No critical habitat; no “take” of protected species



Complies

No Historic District; no impacts to cultural resources



Complies

Lighting fully shielded and fully contained



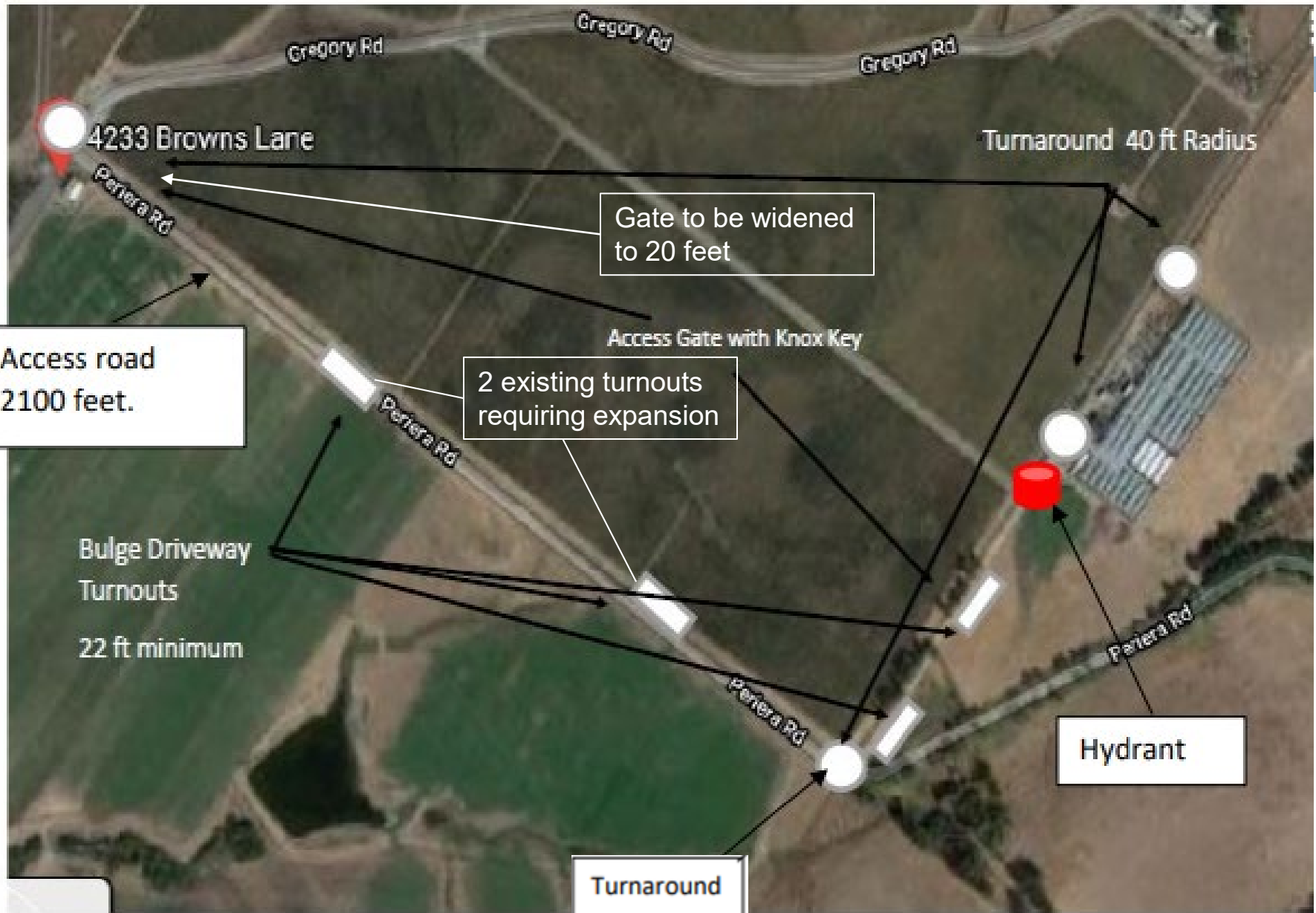
Complies/
Design Review

Site Security Plan

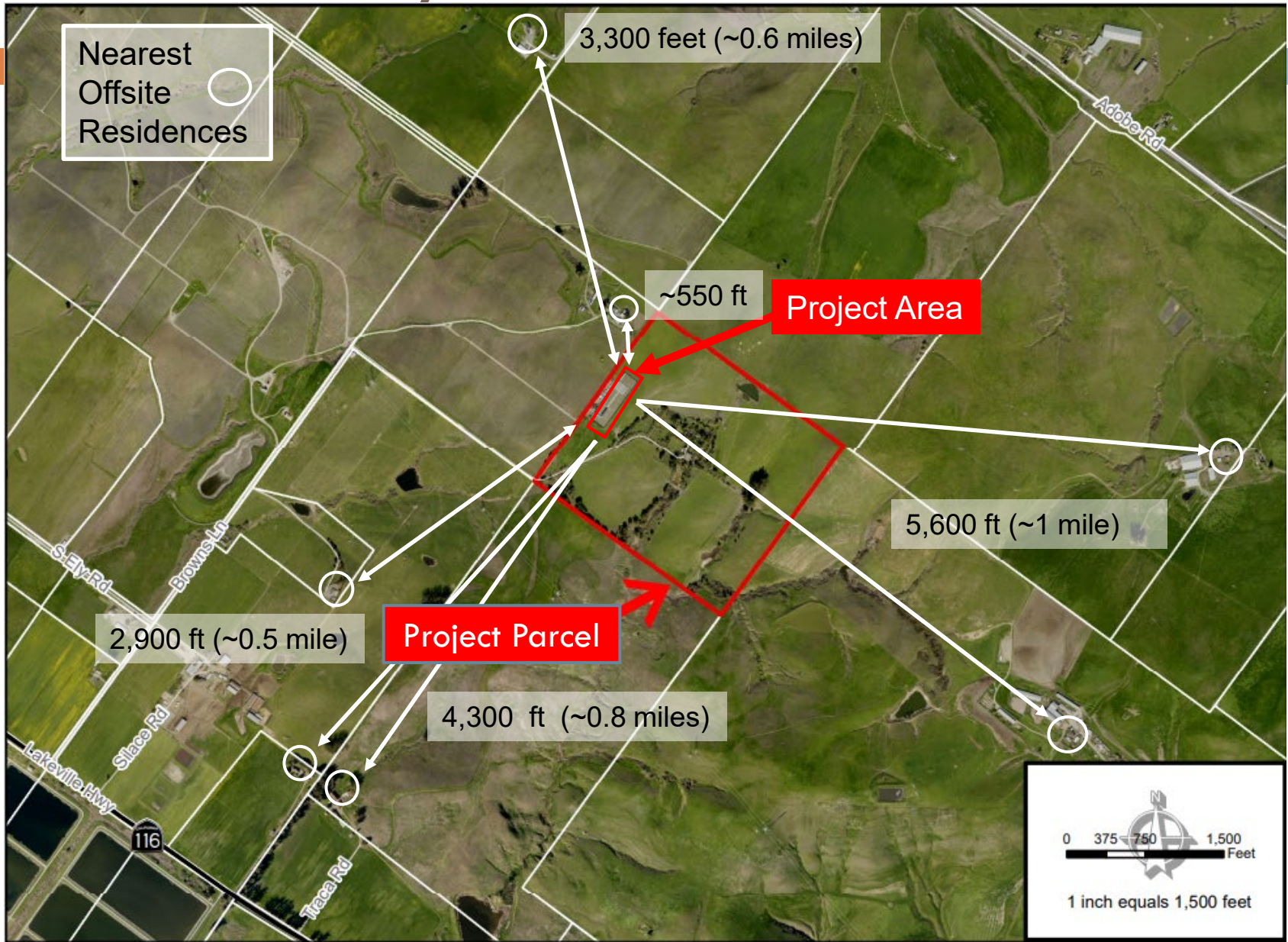


Complies/
Exceeds

Board of Forestry Exception



Staff Analysis – Odor & Aesthetics



Staff Analysis – Traffic

Traffic

- 10 maximum employees (full and part time staff)
- 21 peak average daily trips (during harvest)
- No significant traffic impact to area

Environmental Determination

- CEQA environmental review determined all potential impacts can be mitigated to Less Than Significant
 - ▣ Mitigated Negative Declaration prepared
 - ▣ Public Comment Period 11/04/2022– 12/05/2022
 - ▣ Mitigation measures for Air Quality, Biological Resources, Noise
 - ▣ Air Quality (construction dust and emissions control)
 - ▣ Biological Resources (pre-construction surveys, construction worker training, construction exclusion fencing, biological monitor)
 - ▣ Noise (construction operation limitations, sound barrier)

Staff Recommendation

- Recommend BOS adopt the Mitigated Negative Declaration
- Recommend BOS grant Use Permit approval with Conditions
- OPTIONS:
 - Approve with revised 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 would return with revised resolution)

End of Presentation

