

Board of Supervisors

March 24, 2020

TRV Corp Mixed Light Cannabis Cultivation

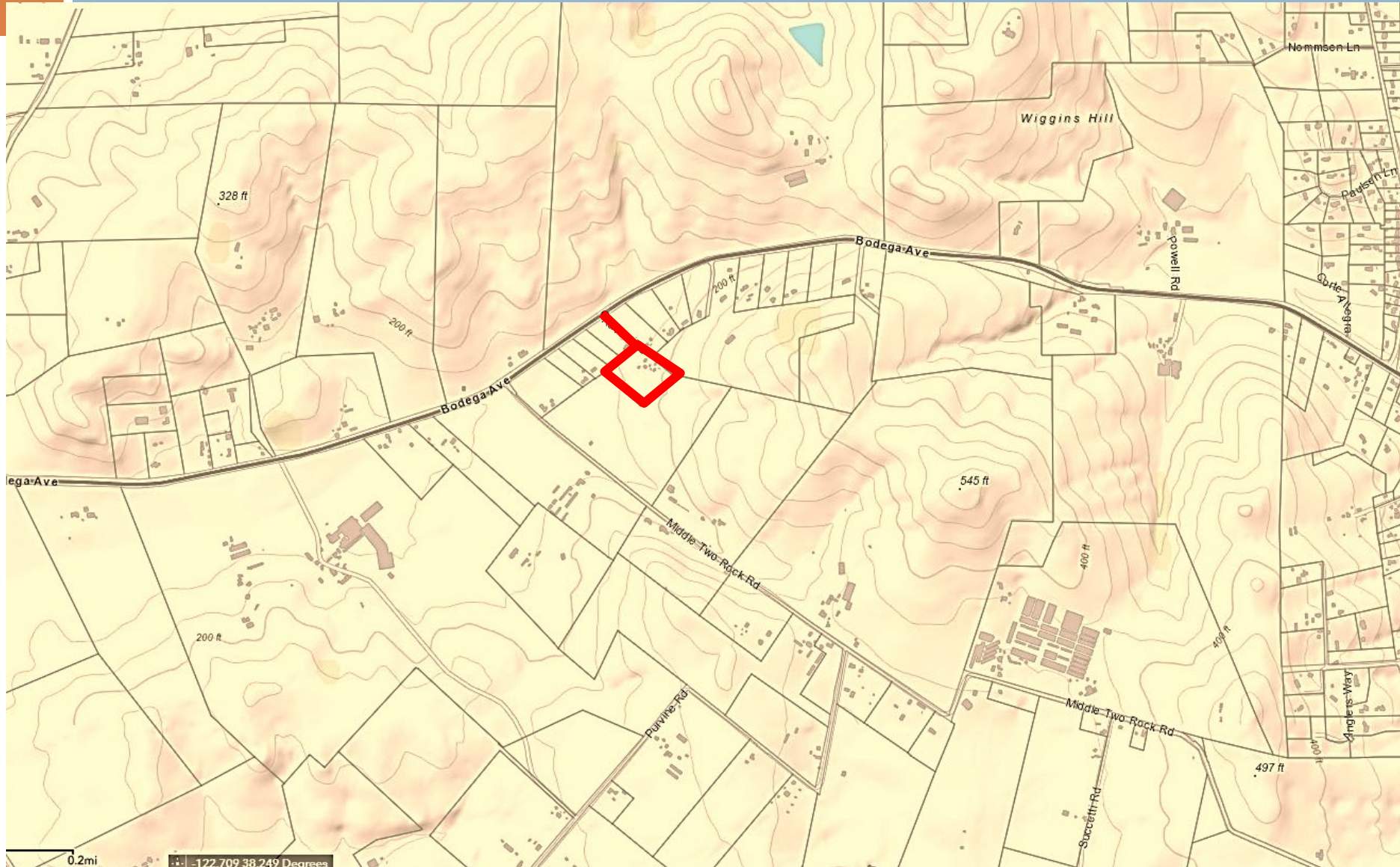
6095 Bodega Avenue, Petaluma

UPC17-0018, Use Permit

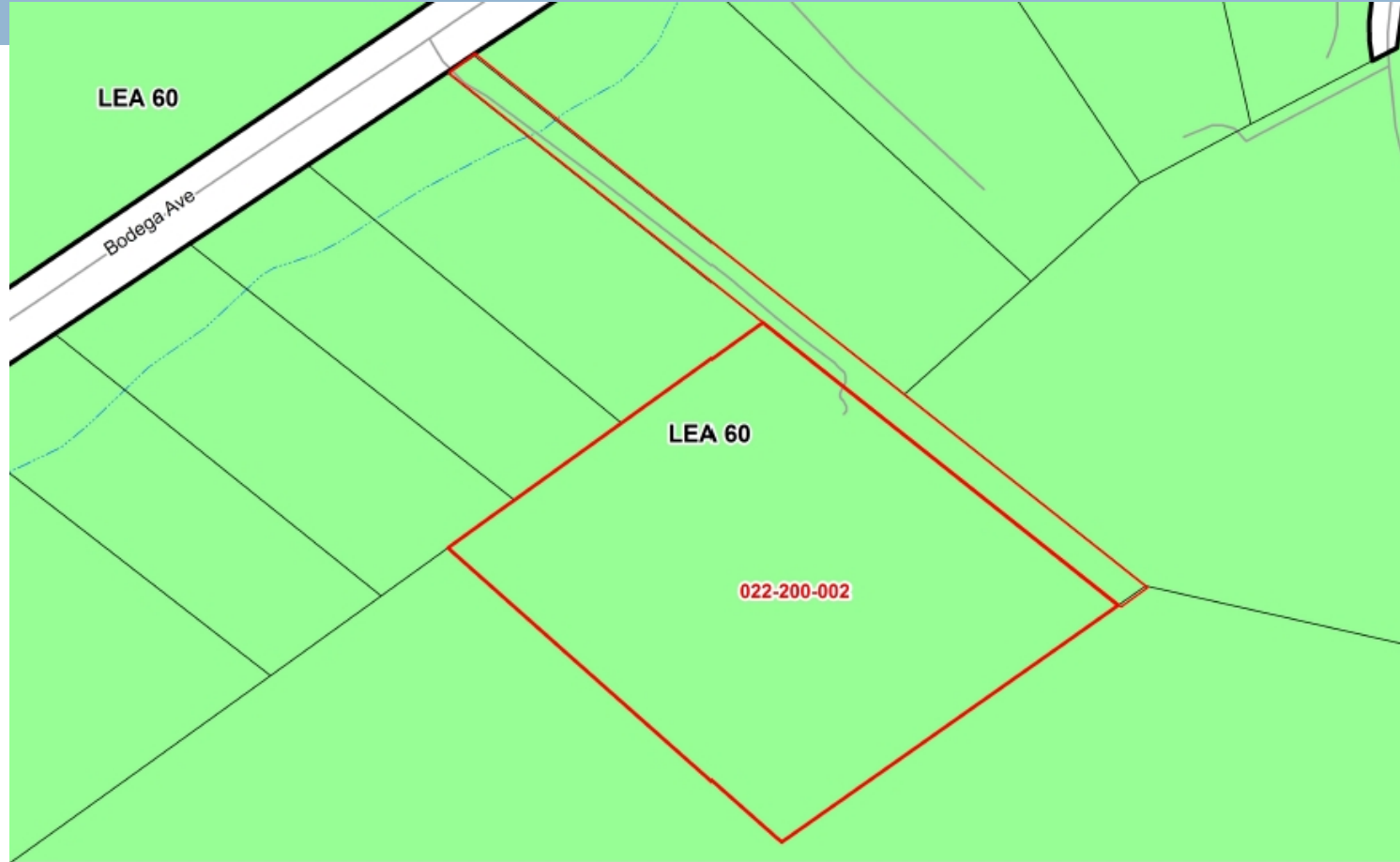
Crystal Acker





Vicinity Map



Land Use Map



General Plan Land Use

-  Land Use by Area
-  Land Extensive Agriculture

Base Map Data

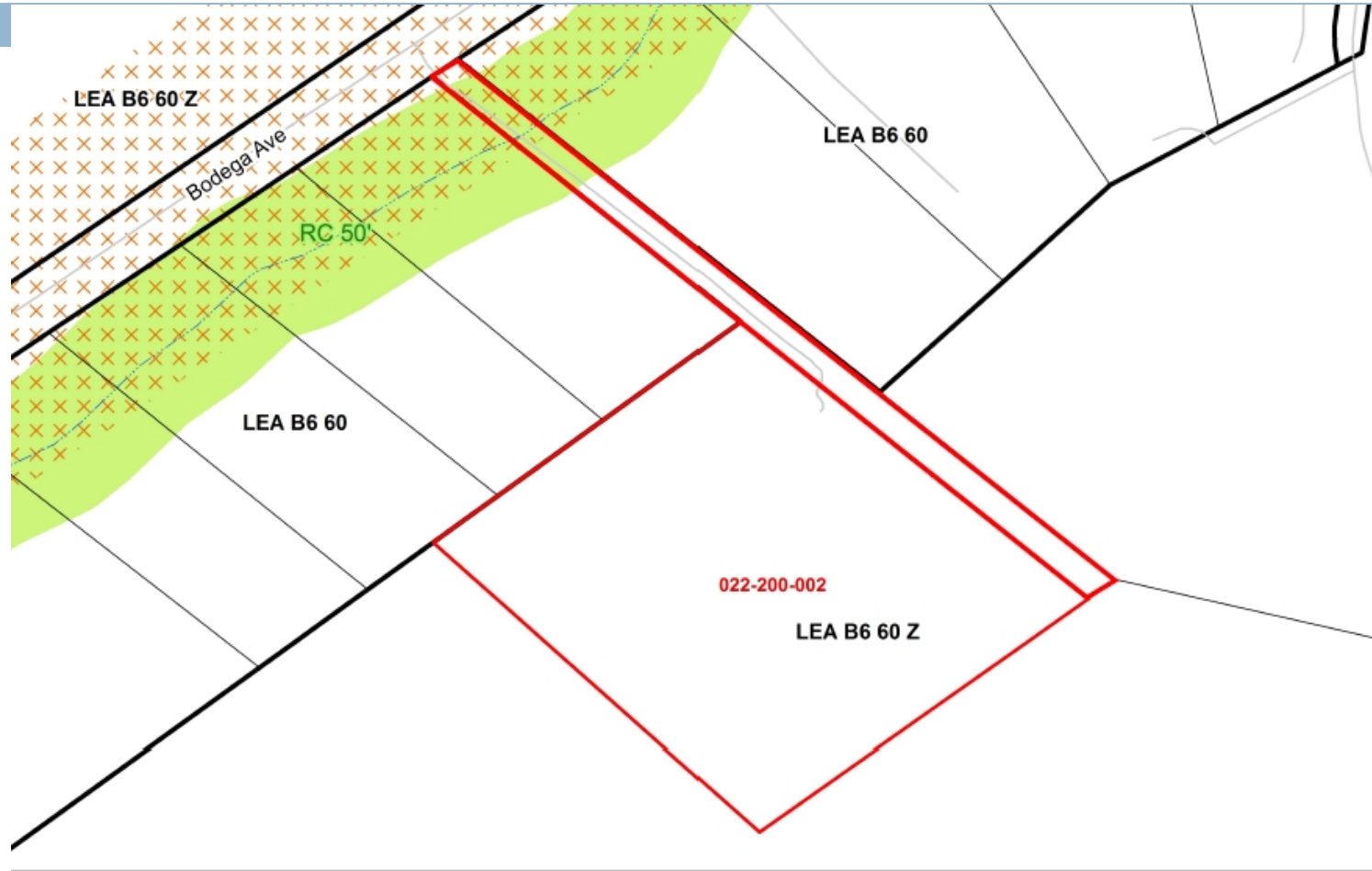
-  Parcel
-  Street
-  Intermittent Stream



1:2,750

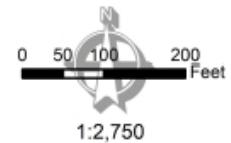
Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acres.

Zoning Map



Zoning and Combining Districts

- | | |
|--------------------|----------------------|
| Zoning by Area | RC Riparian Corridor |
| SR Scenic Resource | 50' |
| | 100' |
| | 200' |



Aerial Map



Approximate greenhouse location in **YELLOW**
Approximate access improvements in **RED**

Project Proposal

- Mixed Light Cultivation (10,000 sq ft)
- Propagation (2,500 sq ft)
- On-Site Processing of Site-Grown Plants

- New 14,672 square foot greenhouse
- Water storage tanks
- Parking improvements
- Fencing and landscaping

General & Area Plan Consistency

Land Extensive Agriculture

- General Plan and Petaluma Dairy Belt Area Plan: Promote, protect, and preserve lands for animal husbandry & the production of agricultural products
- ✓ No change to density or parcel size (7.6 acres)
- ✓ Cattle grazing to continue on 4 acres (53%)
- ✓ Cannabis operation on 0.5 acre (6%)
- ✓ Greenhouse 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



25 ft

Maximum lot coverage 30,000 sq ft



<15,000 sq ft

Front yard setback 30 ft



105 ft

Side yard setback 10 ft



100-500 ft

Rear yard setback 20 ft



300 ft

Zoning Consistency

Cannabis Ordinance Development Criteria for LEA (Sec. 26-88-254(f))	Project Compliance	
Minimum lot size 5 acres (Ord. 6189, 12/20/16)	✓	7.6 acres
Minimum lot size 10 acres (Ord. 6245, 10/16/18)	✗	7.6 acres
Pipeline Provision – Date app deemed complete	✓	12/5/2017
Maximum total cultivation 1 acre (43,560 sq ft)	✓	10,000 sq ft
Maximum mixed light 10,000 sq ft	✓	10,000 sq ft
Maximum propagation 25% (2,500 sq ft)	✓	2,500 sq ft

Zoning Consistency

Cannabis Ordinance Development Criteria for LEA (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

Zoning Consistency

Cannabis Ordinance Operating Standards for LEA (Sec. 26-88-254(g))

Project Compliance

Odor control filtration and ventilation system



Complies

Energy 100% renewable - Sonoma Clean Power



EverGreen

Hours - 24/7 mixed light cultivation and processing



Complies

Hours - 8:00am to 5:00pm for deliveries, shipping

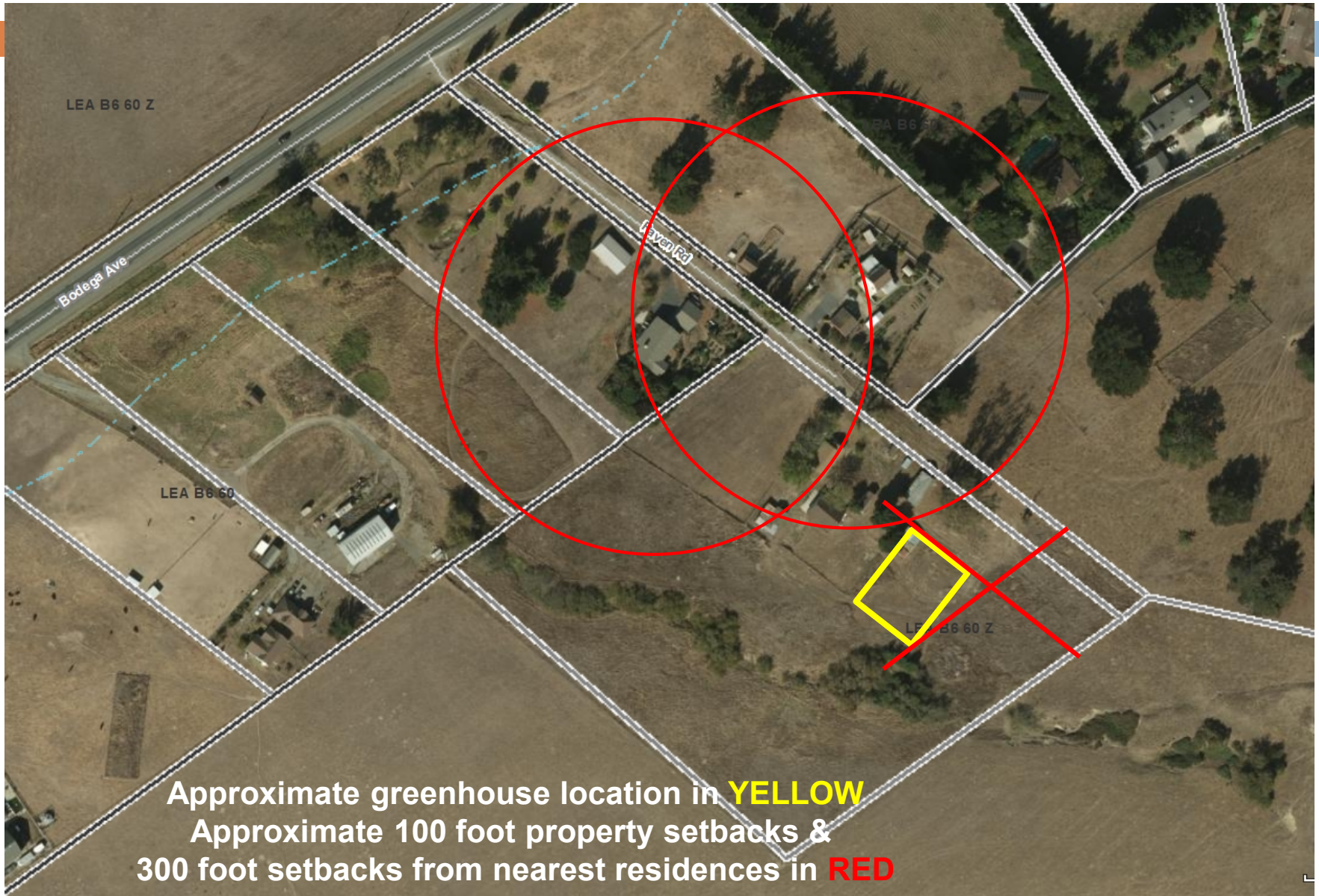


8:00-5:00, M-F

Zoning Consistency

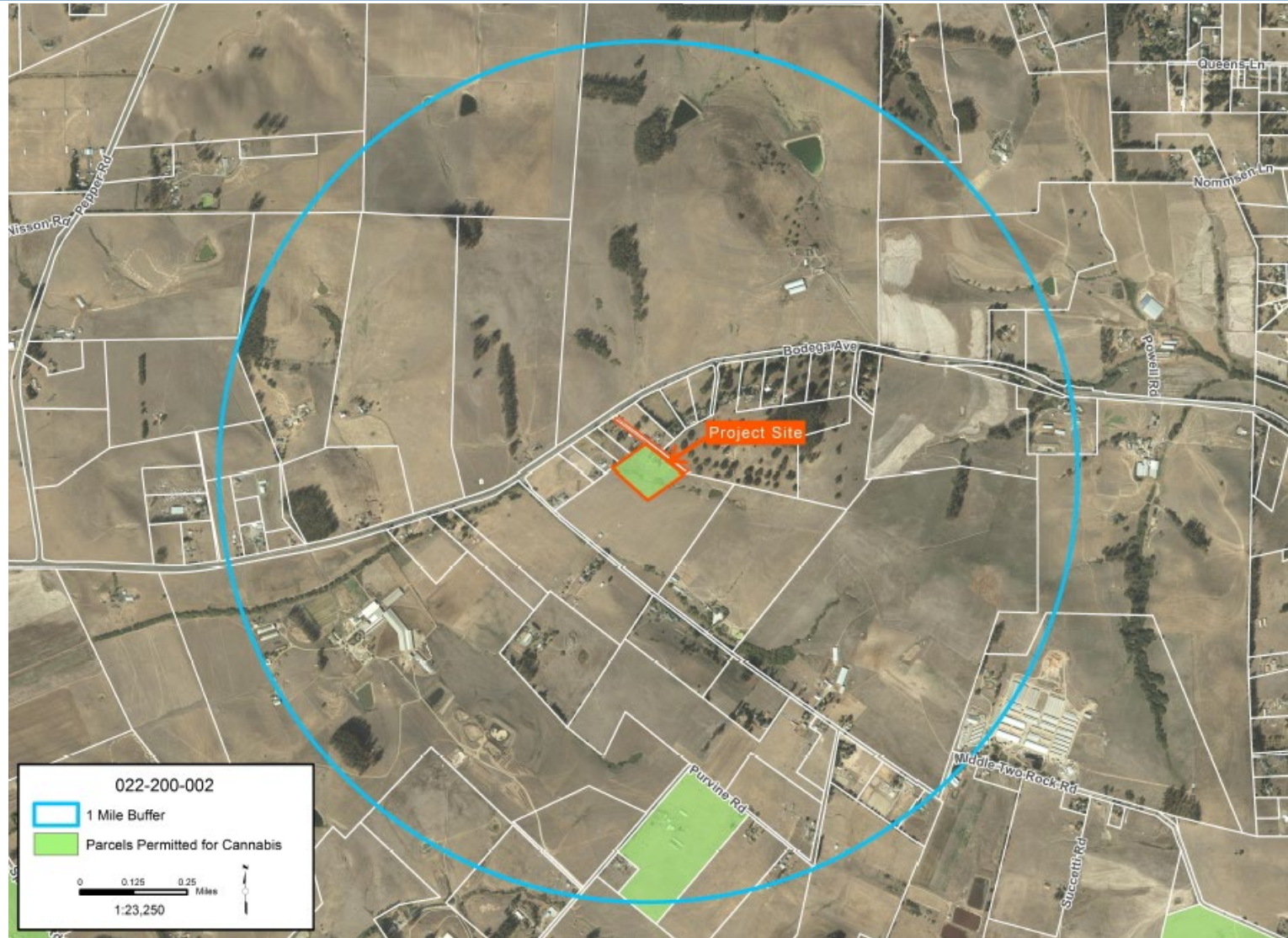
Cannabis Ordinance Development Criteria for LEA (Sec. 26-88-254(f))	Project Compliance	
Minimum mixed light property line setback 100 ft	✓	100 ft
Minimum mixed light residence setback 300 ft	✓	300 ft
Minimum mixed light school/park setback 1,000 ft	✓	1.8 miles

Zoning Consistency - Setbacks



Approximate greenhouse location in **YELLOW**
Approximate 100 foot property setbacks &
300 foot setbacks from nearest residences in **RED**

Surrounding Land Uses

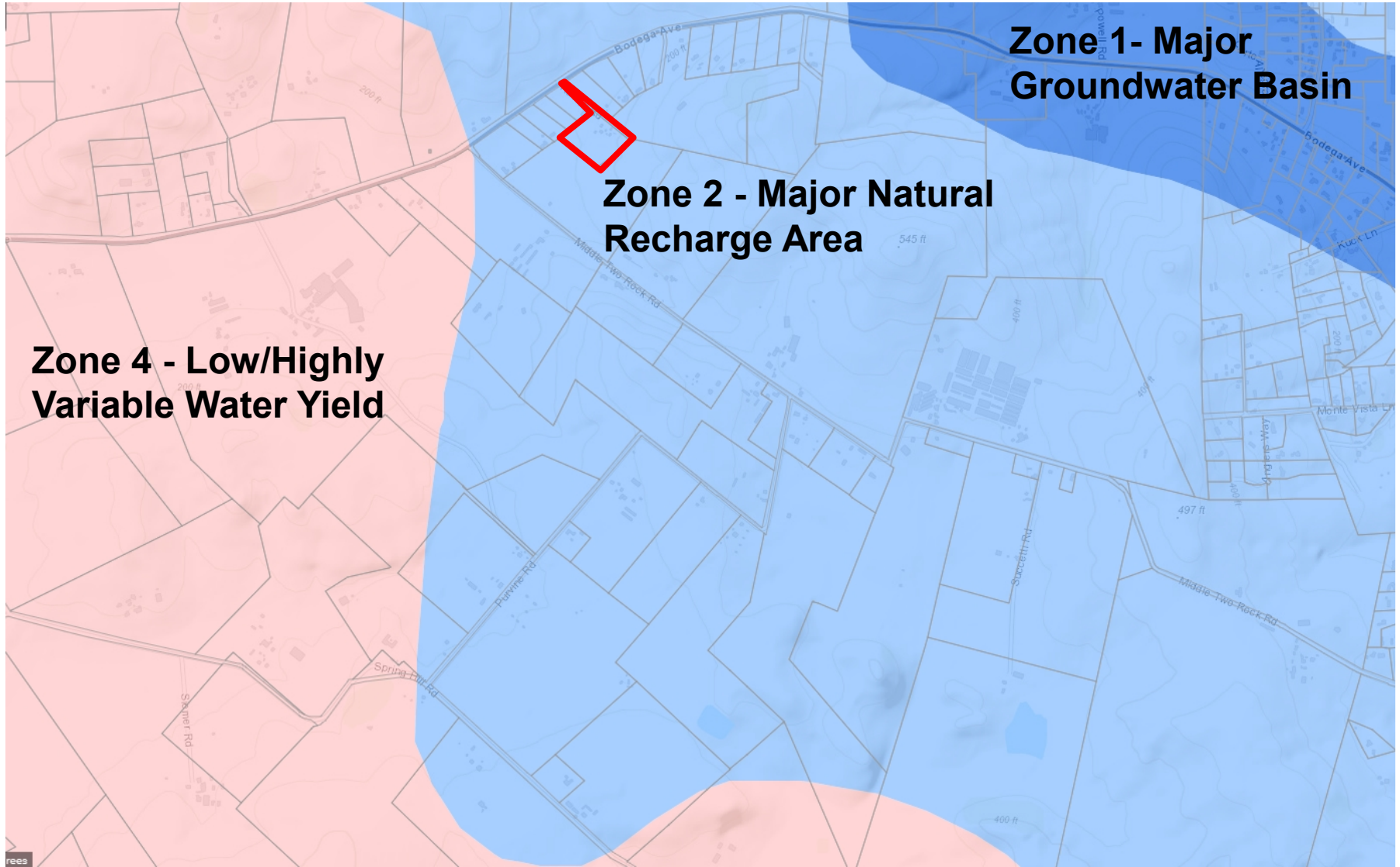


Public Notification / Public Comments

- Early notification (mail) – 300 feet – 12/4/2017
- Notification (mail and email) of hearing date and MND public review period – 1,000 feet plus Interested Parties – 2/14/2019
- Notification (mail and email) of revised hearing date and extended MND public review period – 1,000 feet plus Interested Parties – 2/20/2019

- Areas of potential concern:
 - ▣ Water Use
 - ▣ Odor, traffic, rural agricultural character, safety

Neighborhood Compatibility: Groundwater



Neighborhood Compatibility: Groundwater

- Total cannabis water use – 1.58 acre-ft/yr
 - ▣ Cultivation irrigation – 1.22 acre-ft/yr
 - ▣ Greenhouse cooling – 0.28 acre-ft/yr
 - ▣ Employee uses – 0.08 acre-ft/yr
- Rainwater harvest offset – 0.8 acre-ft/yr
 - ▣ **Net cultivation water use – 1.5 acre-ft/yr**
- Average CA household uses 0.5-1.0 acre-ft/yr

Neighborhood Compatibility: Odor, Traffic & Agricultural Character

- All cultivation contained inside closed greenhouse structure / no outdoor cultivation
- Greenhouse plans include odor control system
- 6 full-time employees; 1 to live on-site
- 20 daily vehicle trips (employees & deliveries) including 7 or fewer peak hour trips
- Greenhouse and water tanks located behind existing development; compatible with Ag

Neighborhood Compatibility:

Site Security

- Ordinance requires secured access, outdoor fencing, cameras, lighting, and alarms
 - ✓ Site Security Plan meets ordinance requirements
- Includes additional measures:
 - ▣ Two level security verification (keypad and card) at entrance gate, greenhouse entrance, cannabis rooms
 - ▣ Employee-specific security clearances
 - ▣ Panic buttons for employees (fixed and carried)
 - ▣ Audible alarms
 - ▣ Backup generator
 - ▣ Training program

Neighborhood Compatibility:

Conclusion

- Project water use comparable to 2 residences
- Odor control system for greenhouse
- 6 employees = 7 or fewer peak hours trips
- Scale and design of the operation screened behind existing development and compatible w surrounding area
- Security measures exceed requirements

Environmental Determination

- CEQA environmental review determined all potential impacts can be mitigated to LTS level
- Mitigation measures for:
 - ▣ Air Quality (construction dust & emissions; greenhouse odor control & monitoring)
 - ▣ Biological Resources (pre-construction surveys; exclusion fencing; biological monitor)
 - ▣ Cultural Resources (archeological monitor)
 - ▣ Noise (construction noise reduction)

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

End of Presentation

