

Appeal of Bloomfield Flowers LLC., Cannabis Cultivation and Centralized Processing Operation

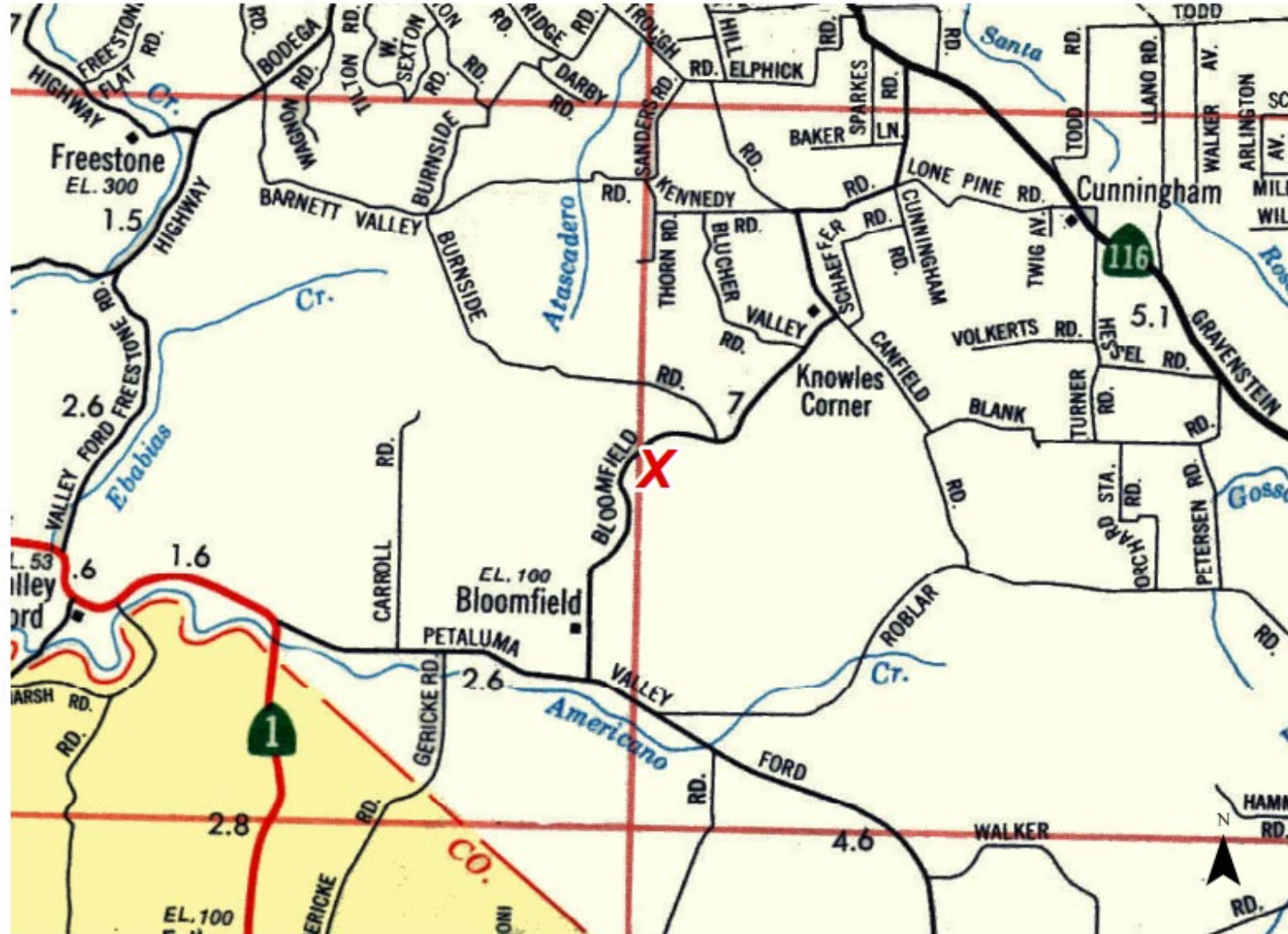


Permit Sonoma File UPC19-0012
Haleigh Frye, Project Planner

Board of Supervisors
April 28, 2026

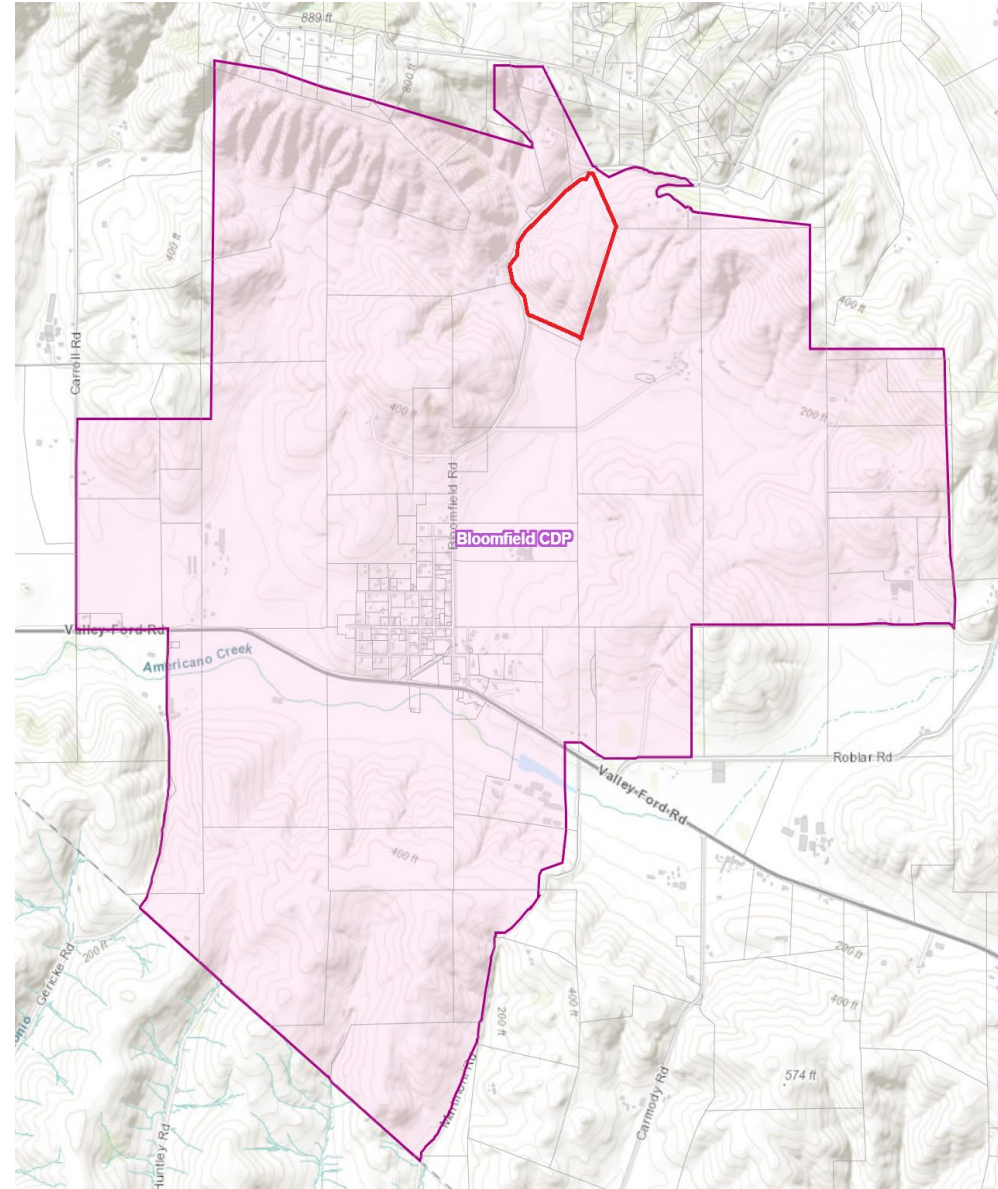


Vicinity Map



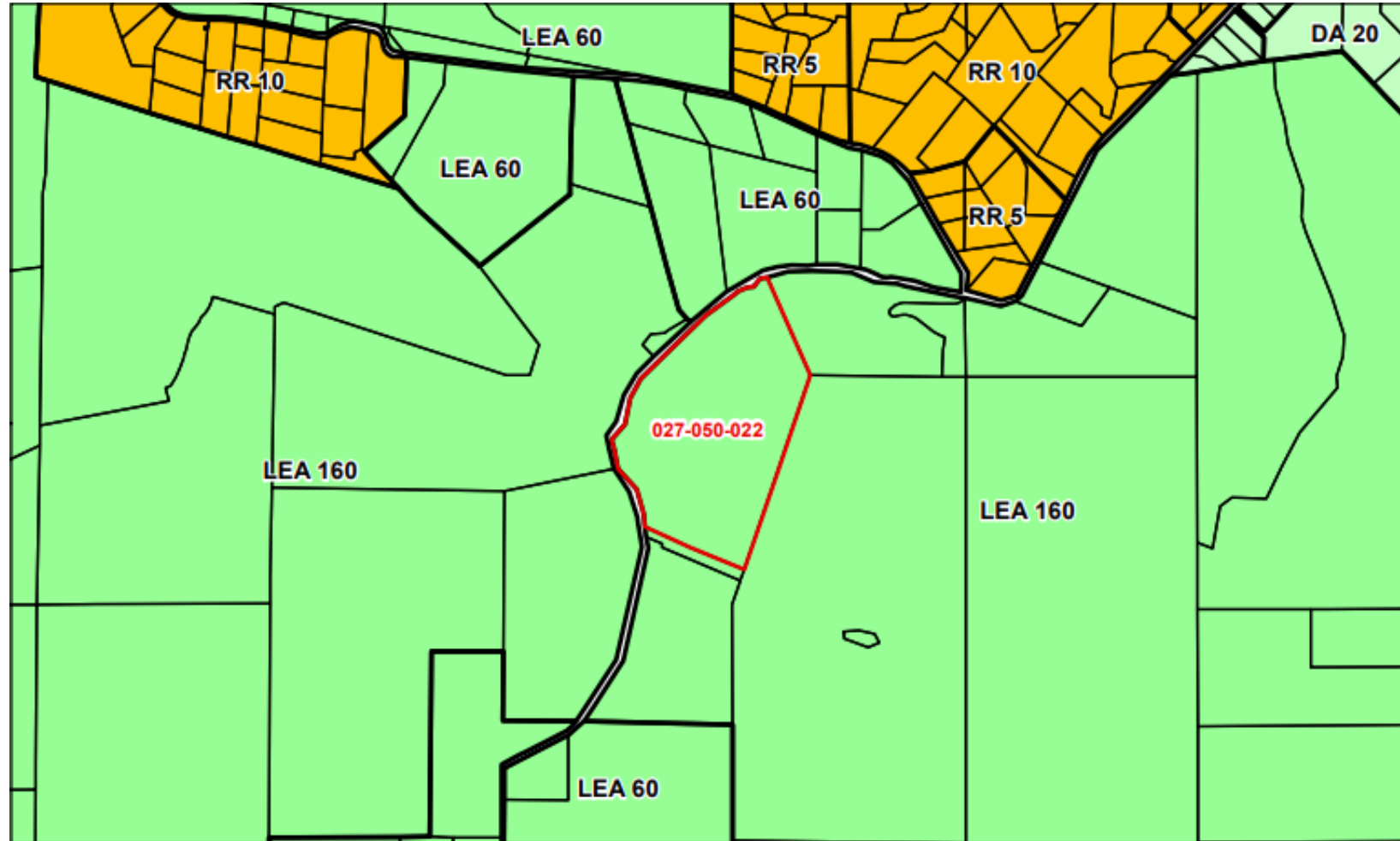


Bloomfield Census Designated Place(CDP)






General Plan Land Use Map



General Plan Land Use

-  Land Extensive Agriculture
-  Rural Residential

Base Map Data

-  Parcel

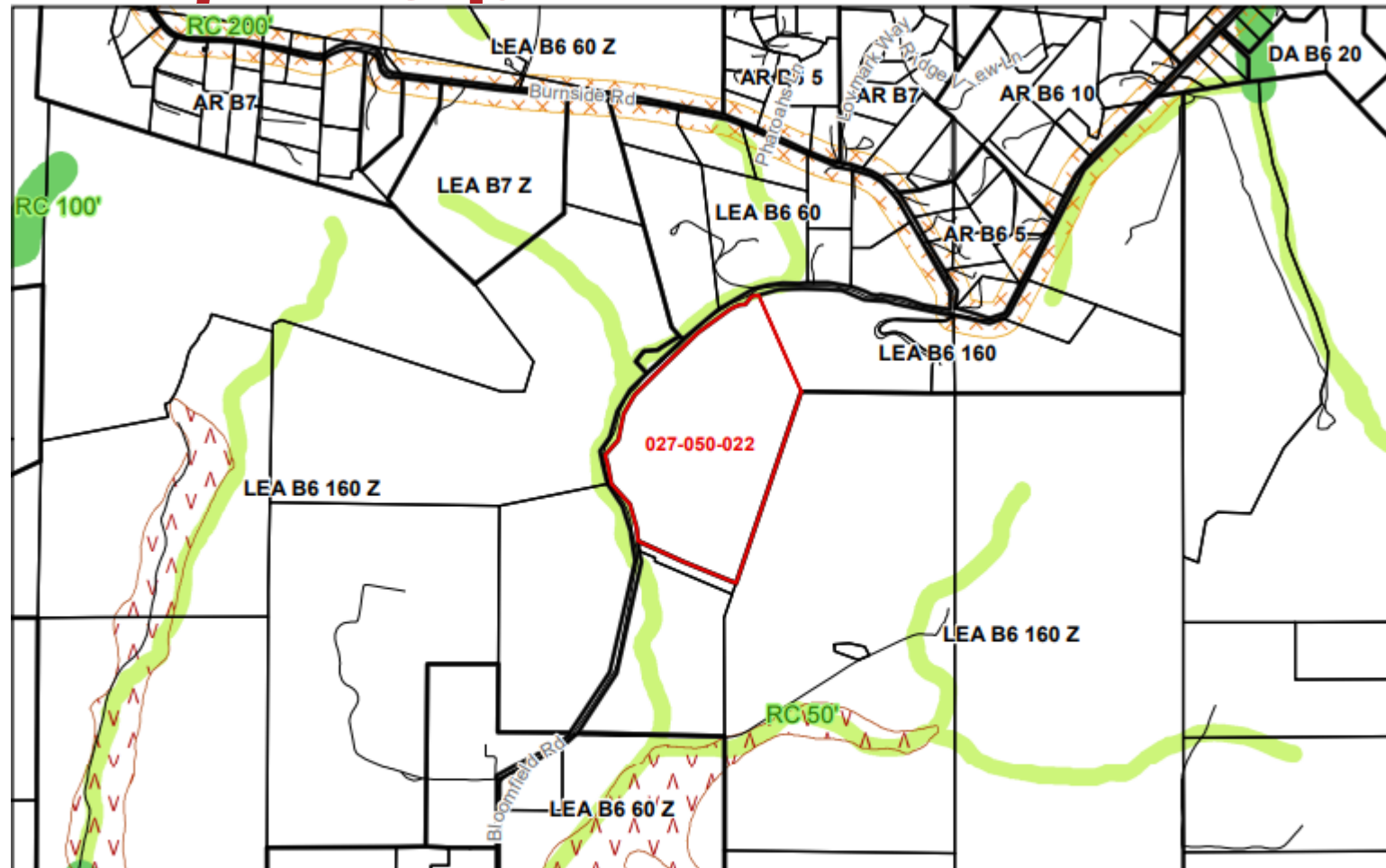


1 inch equals 2,000 feet





Zoning Map



Zoning and Combining Districts

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

Base Map Data

- Parcel
- Street





Surrounding Land Use





Existing Development & Proposed Project Site





Project Site Photos



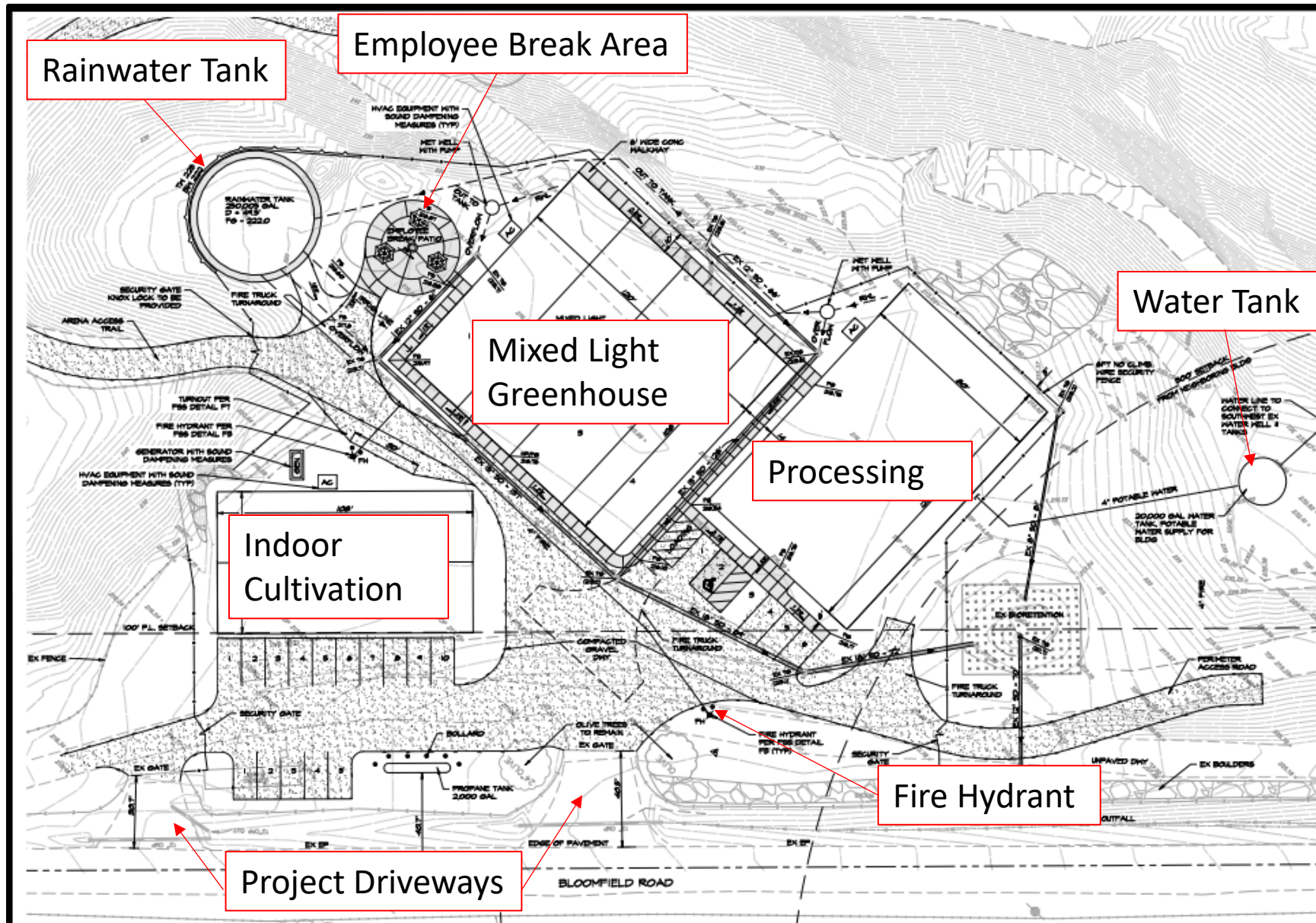
Project Site facing southwest,
Bloomfield Road is to the right



Facing Bloomfield Rd., 1 of 2
project driveways



Focused Site Plan



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
 - #30 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 & Impacts to Bloomfield Road
 - Operational Noise
 - Night Lighting and Glare
 - Project Odors

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).
 - Pest Management (if needed), some treatments may be necessary when temps are cooler at night.
 - Irrigation/fertigation monitoring or checks.
 - Environmental monitoring and adjustments (lights, temperature, humidity, CO₂ regulation, ventilation).
 - Rush harvest/processing.

BZA Decision Appealed

August 27, 2024



- Traffic & Impacts to Bloomfield Road
 - Bloomfield Road is County maintained.
 - Existing Driveways will be improved.
 - Project within VMT efficient area, no project specific traffic study required.

BZA Decision Appealed

August 27, 2024



- Long Term Operational Noise
 - Project operations would occur within proposed structures.
 - Project specific noise study confirms that noise generated by project operations, inclusive of external HVAC and onsite traffic circulation, are within General Plan Noise Standards in Table NE-2 and not increase existing baseline ambient noise levels by 10 or more dBA at the nearest sensitive receptor, which also demonstrates compliance at the further sensitive receptors.



Proximity of Offsite Residences



BZA Decision Appealed

August 27, 2024



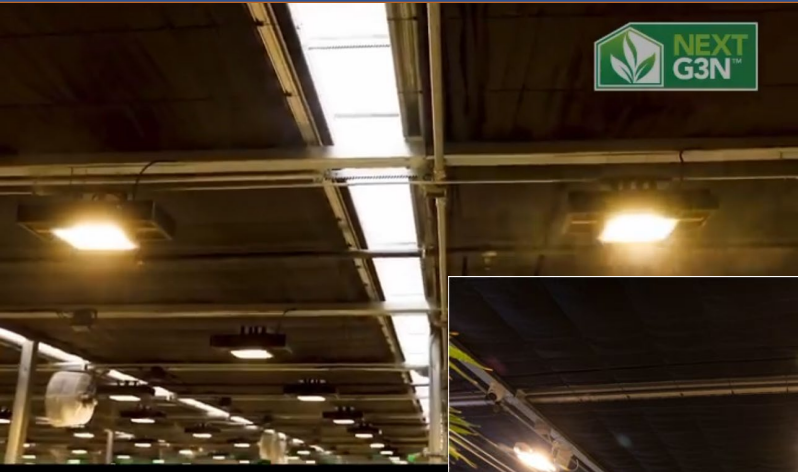
- Night Lighting
 - Contained within proposed structures.
 - Motion sensor security lighting and cameras as required.
- Daytime Glare
 - Meets mitigation requirements.
 - All glass used on buildings will have a glare reflectance with a visible light reflectance of 10% or less.

BZA Decision Appealed

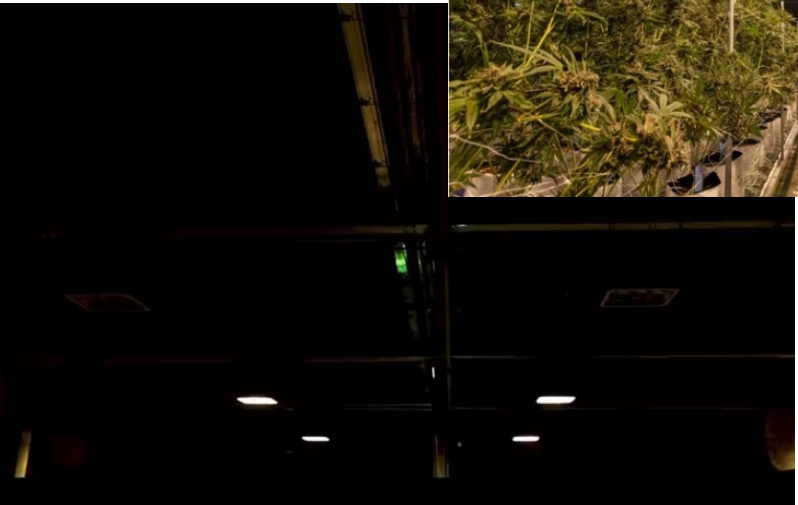
August 27, 2024



Example Light Deprivation Greenhouse - System Activated



Example Light Deprivation Greenhouse – Daytime, System not Activated



BZA Decision Appealed

August 27, 2024



- Odor
 - No outdoor cultivation proposed
 - Mitigation Measure 3.3-4a requires that the air filtration system shall be sufficient to prevent internal odors from being emitted externally and must rely on odor control mechanisms so that odors are not detectable outside the structure.

Environmental Determination



- Original CEQA environmental review determined all potential impacts can be mitigated to LTS level.
- Project Specific Consistency Analysis determined the project is within the scope of the previously adopted Final EIR and implementation of the proposed project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant impacts beyond those analyzed in the previously adopted Final EIR.

Staff Recommendation



- Recommend the BOS deny the appeal, find the project consistent with Cannabis Program Update and Final Environmental Impact Report, 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

