

# Board of Supervisors

December 6, 2022

## Outdoor & Mixed Light Cannabis Cultivation & Minor Timberland Conversion

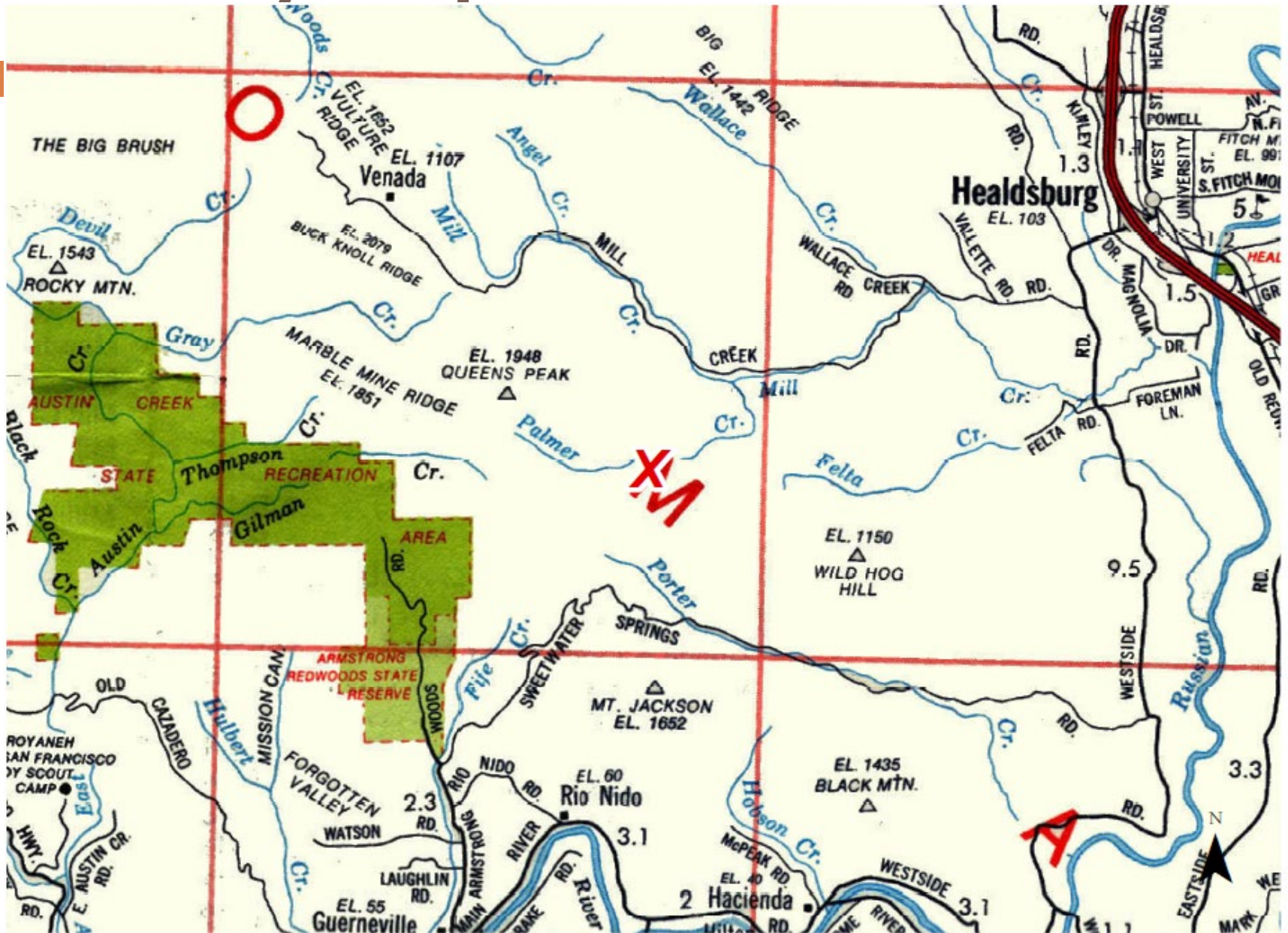
6699 Palmer Creek Road, Healdsburg

UPC18-0046, Use Permit

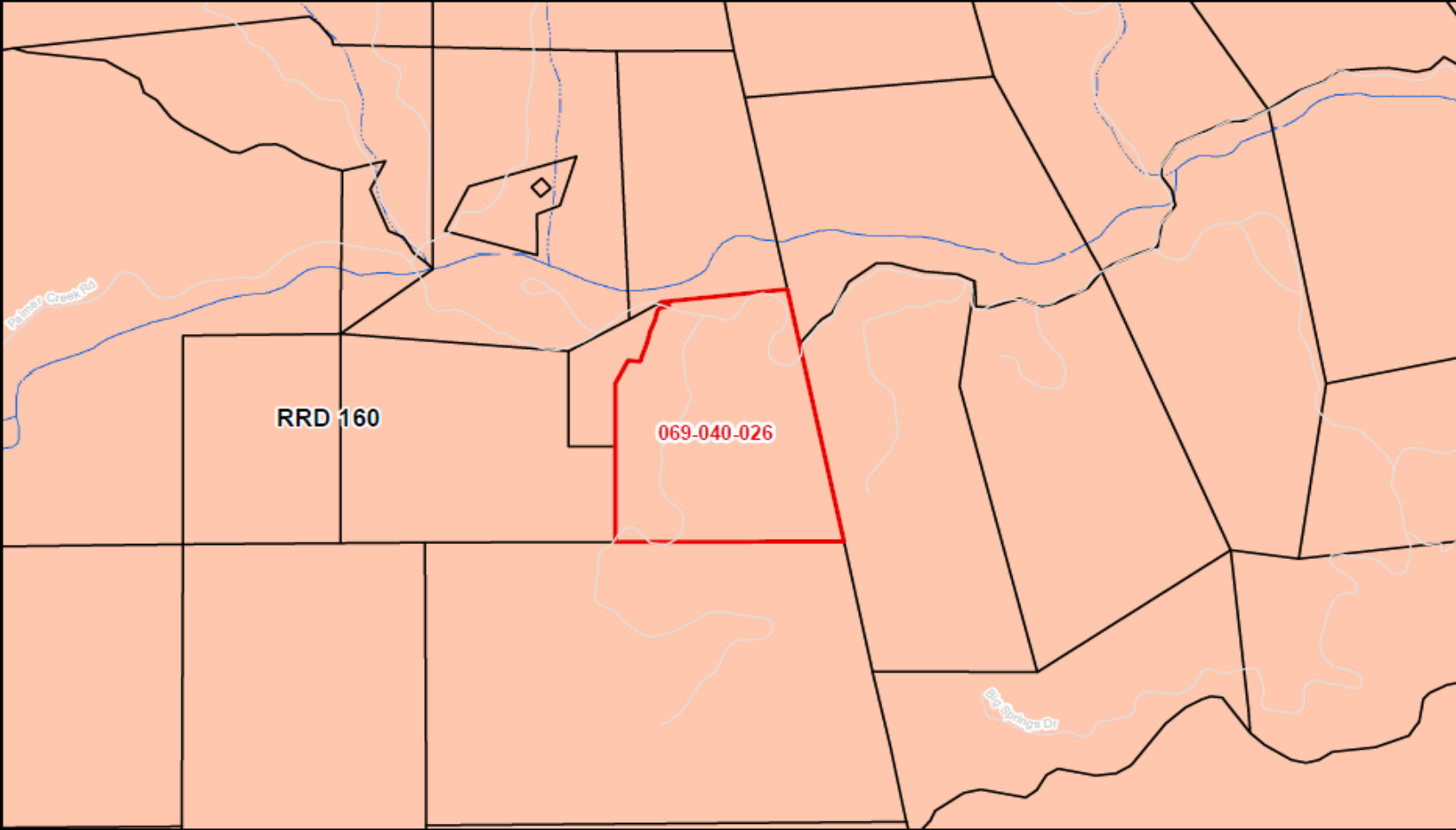
Marina Herrera




# Vicinity Map






# Land Use Map



### General Plan Land Use

 Resources & Rural Development

### Base Map Data

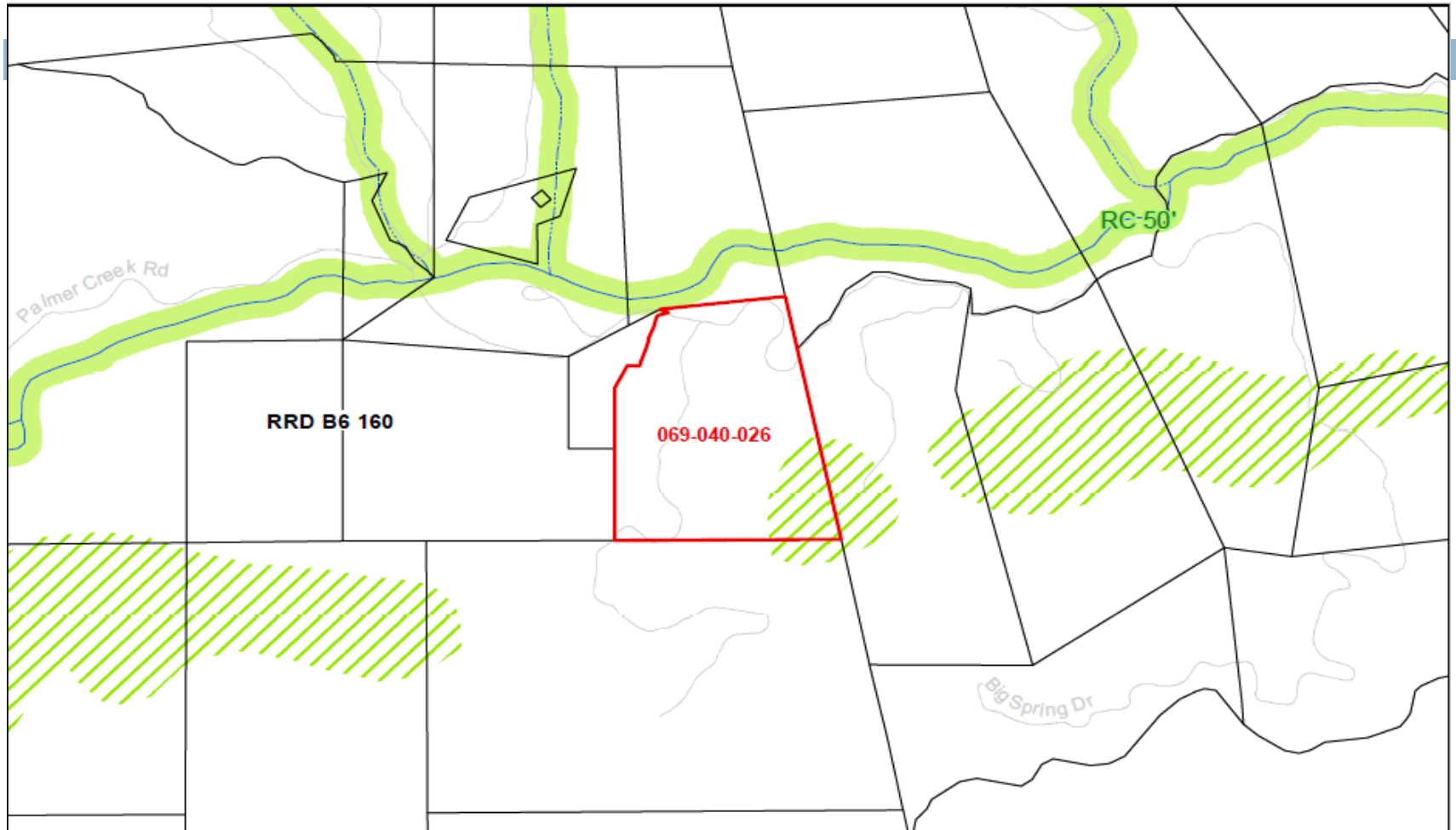
-  Parcel
-  Perennial Stream
-  Intermittent Stream




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

 BH Biotic Habitat

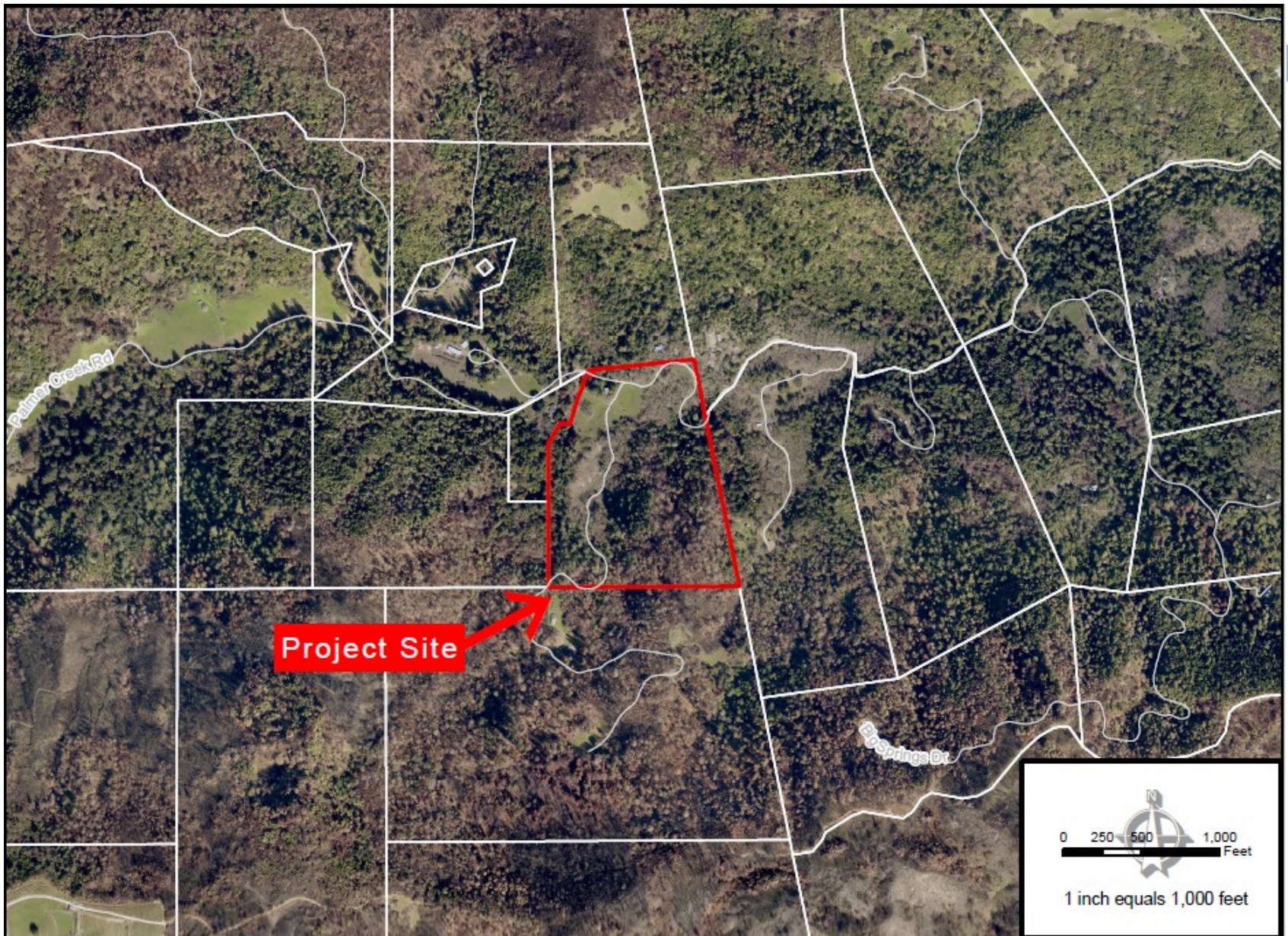
**RC Riparian Corridor**

 50 feet



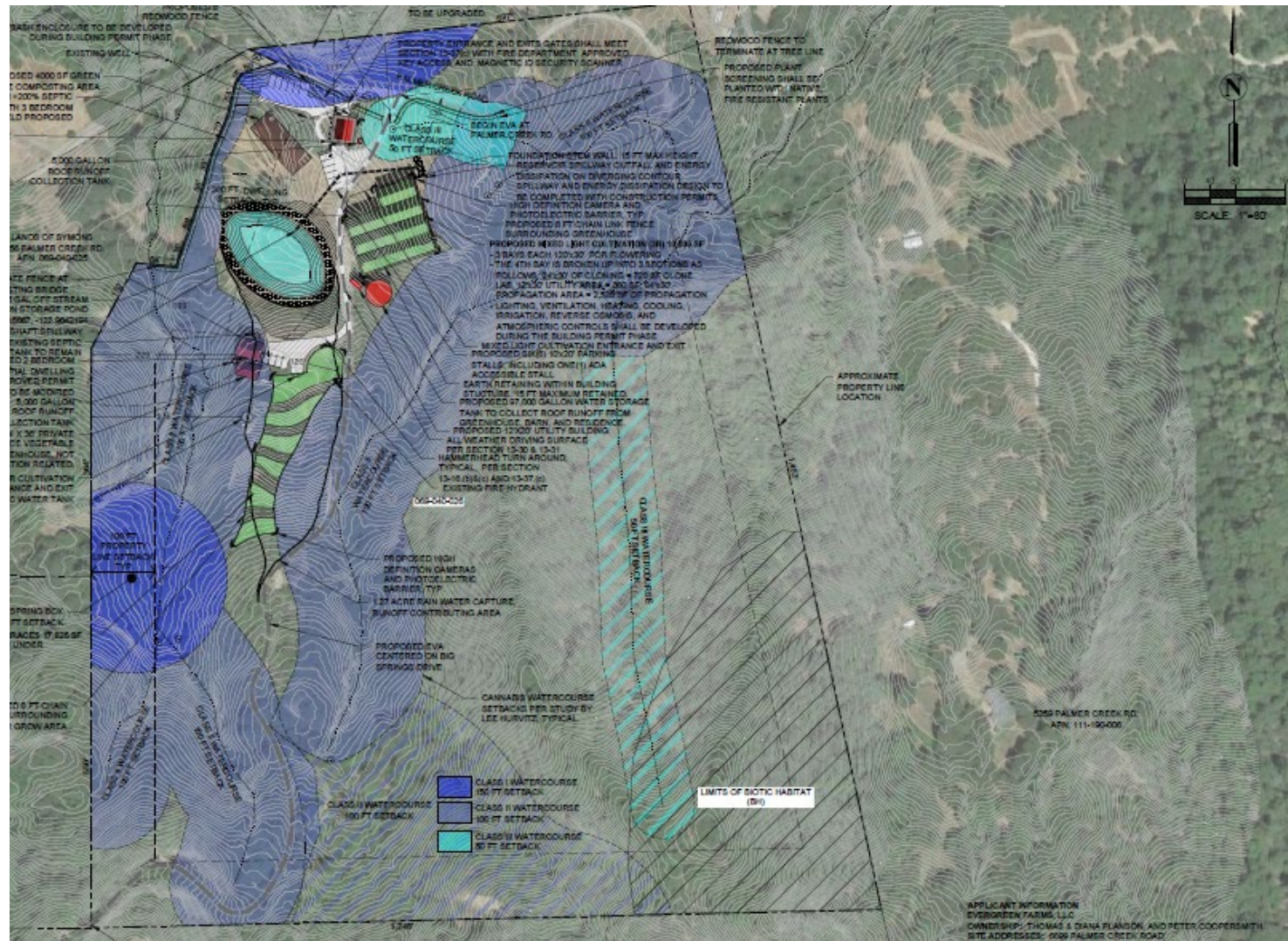
1 inch equals 1,000 feet

# Aerial Map



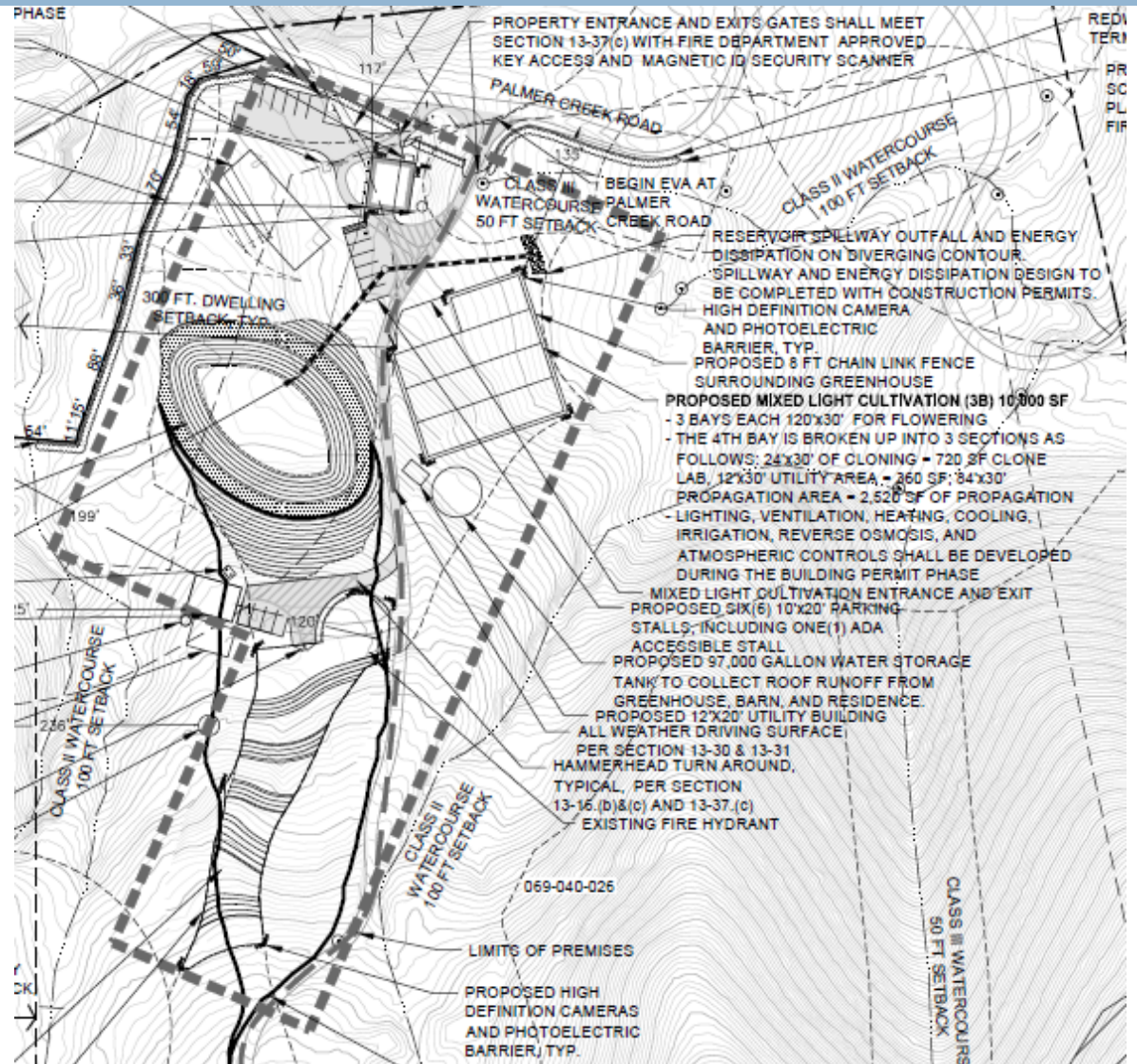
# Watercourses under Cannabis General Order

- Class I  
 (perennial) –  
 150' setback
- Class II  
 (intermittent) –  
 100' setback
- Class III  
 (ephemeral) –  
 50' setback



# Project Site Plan

1. Outdoor cultivation
2. Mixed-Light cultivation
3. Water Tank
4. Existing Barn
5. Green waste composting and septic field
6. Rainwater catchment reservoir
7. Residence
8. Hammerhead turnaround
9. Fencing and landscaping



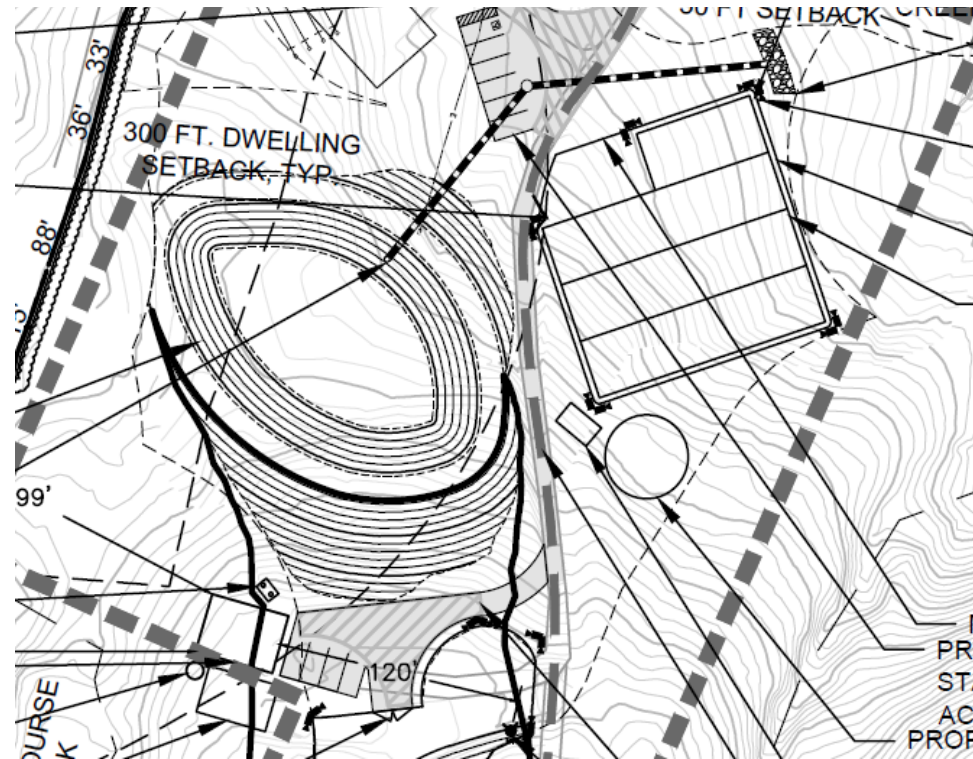
# Project Operations & Traffic

- 8 employees
  - ▣ 6 full time, 2 seasonal
- Trip Generation
  - ▣ Electric shuttle provided for employees
  - ▣ Estimated 25 truck trips
- Hours of Operation
  - ▣ 7:00 am – 5:00 pm Monday through Sunday



# Project Water Supply

- Rainwater Catchment
  - ▣ Reservoir 2.3 acre-feet/756,786 gallons
  - ▣ 97,000 gallon storage tank
- Onsite well to serve domestic and employee uses
- 250,000 gallons reserved onsite for fire suppression



# Minor Timberland Conversion

- Conversion of Timberland to non-timber growing use on less than 3 acres is regulated by Section 26-88-140
- Trees within the conversion area removed under Cal Fire Post Fire Recovery Exemption Permit

# Exception to Board of Forestry Standards



# General Plan Consistency

## Resources & Rural Development Land Use

- ✓ Preserves Rural Character
- ✓ No change to density or parcel size
- ✓ Greenhouse could support a future agricultural use
- ✓ The use does not preclude potential future resource development or conservation land uses

# Zoning Consistency

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- 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	
Maximum of 43,560 square feet of cultivation	✓	10,000 sf mixed light 17,825 sf outdoor
Minimum lot size 10 acres	✓	34.04 acres
Outdoor setback of 100' from property lines and 300' from residences	✓	100' from property lines 300' from residences
Fully shielded downward casting light	✓	Complies
Site Security Plan	✓	Complies
Energy 100% renewable	✓	Sonoma Clean Power
No tree removal without a Use Permit	✓	Use Permit requested

# Environmental Determination

- CEQA environmental review determined all potential impacts can be mitigated to Less Than Significant
  - ▣ Mitigated Negative Declaration prepared
  - ▣ Public Comment Period 10/28/2022 – 11/28/2022
  - ▣ Mitigation measures for Air Quality, Biological Resources, Cultural Resources and Noise

# Public Comments

- Areas of Potential Concern
  - General Plan land use consistency
  - Watercourse setbacks
  - Project Water Supply
  - Fire Risk & Access
  - Traffic
  - Odor
  - Security



# Response to Issues Raised

## Odor

- Greenhouse structure to include an odor control system
- 34-acre parcel, outdoor cultivation area located in southwest portion of the parcel

## Security

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

# Staff Recommendation

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- Recommend BOS adopt the Mitigated Negative Declaration and grant Use Permit approval subject to conditions of approval

# End of Presentation: Extra Reference Slides

