



### Board of Supervisors Conditions of Approval

**Date:** August 12, 2020 **File No.:** UPC17-0012  
**Site Address:** 2211 London Ranch Road, Glen Ellen **APN:** 054-040-091  
**Applicant/Operator:** Glentucky Family Farm, LLC  
**Applicant Address:** 2211 London Ranch Road, Glen Ellen, CA 95442  
**Business Owner(s):** Glentucky Family Farm, LLC  
**Landowner:** Mike and Mary Benzinger, In Trust  
**Landowner Address:** 2211 London Ranch Road, Glen Ellen, CA 95442

**Project Description:** Request for a limited-term, five-year Conditional Use Permit for specialty outdoor cannabis cultivation of up to 50 plants (1,968 square feet), 500 square feet of cottage indoor cannabis cultivation, and associated on-site processing to be located in an existing 594 square-foot structure on a 7.74-acre parcel zoned LIA (Land Intensive Agriculture), 60-acre density, Local Guidelines Combining District (LG/MTN (Taylor/Sonoma/Mayacamas Mountains)), and Scenic Resources Combining District (Scenic Landscape Unit) at 2211 London Ranch Road in Glen Ellen, CA. There would be a maximum of three part-time employees, all of whom would be 21 years of age or older. Operating hours would be 24-hours and 7 days a week, as needed. Shipping and delivery operations would be limited to 8AM to 5PM, Monday to Friday. The project would be closed to the public.

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**Prior to commencing the use, and within 120 days of approval, evidence must be submitted to the file that all of the following conditions have been met.**

#### **CONDITIONS ON PLAN SETS:**

1. Project conditions and mitigation measures (if applicable) must be printed on or included in all plan sets submitted for permitting. Building permit plans shall have plan sheets that include all conditions as part of the submittal package.

#### **FEES:**

2. Permit Processing and Development Fees. This "At Cost" entitlement is not vested until all permit processing costs and development fees are paid in full. No grading or building permits shall be issued until all permit processing costs and development fees are paid in full.



3. CEQA Filing Fee. Within five working days after project approval, the applicant/operator shall pay a mandatory Notice of Exemption filing fee of \$50.00 (or the latest fee in effect at the time of payment) for County Clerk processing, made **payable to Sonoma County Clerk** and submitted to the Permit Sonoma project planner, unless the applicant requests an alternate payment method in advance of the fee due date. NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.
4. Workforce Housing. Construction of new or expanded non-residential development shall be subject to Workforce Housing Requirements pursuant to Section 26-89-045 of the Sonoma County Code. No grading or building permits shall be issued until Workforce Housing Requirements have been met. Internal tenant improvements are not subject to Workforce Housing Requirements.
5. Condition Compliance Fee. At the time of submitting a building permit application, the applicant/operator shall submit to Permit Sonoma an Approved Permit Condition Compliance Review fee deposit of \$2,675.00 (or other amount consistent with the adopted fee schedule in effect at the time). In addition, the applicant/operator shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final occupancy being granted.
6. Department of Agriculture Annual Site Monitoring Fee. Prior to building permit final or granting of occupancy for the use, the applicant/operator shall submit a Department of Agriculture Annual Site Monitoring Fee of \$600.00 (or other amount consistent with the adopted fee schedule in effect at the time) to Permit Sonoma to verify compliance with the ordinance for cannabis cultivation. The applicant/operator shall be responsible for payment of additional annual site monitoring fees for each year over the effective term of the permit. The annual site monitoring fee shall be paid by January 31 of each year the permitted operation is active.
7. Well Monitoring Fee. Prior to building permit final or issuance of a Use Permit Certificate to operate the use, the applicant/operator shall submit to Permit Sonoma an Annual Well Monitoring fee of \$224.00 (or other amount consistent with the adopted fee schedule in effect at the time). The applicant/operator shall be responsible for payment of additional annual well monitoring fees for each year over the effective term of the permit. The annual well monitoring fee shall be paid by January 31 of each year the permitted operation is active.
8. Traffic Mitigation Fee. Prior to building permit final or granting of occupancy for the use, the applicant/operator shall submit a Traffic Mitigation Fee to Permit Sonoma per Chapter 26, Article 98 of the Sonoma County Code. The fee is computed by multiplying project Average Daily Traffic (ADT) by the commercial fee in effect at the time of permit



issuance. Evidence of payment shall be submitted to the Permit Sonoma Project Review Planner.

**PLANNING:**

**"Compliance with the conditions below have been verified " BY \_\_\_\_\_ DATE \_\_\_\_\_  
Contact MIG Consultants at (510) 845-7549.**

9. Type(s) and Limitations of Use:

- a. This use permit allows for specialty outdoor and cottage indoor cannabis cultivation, with on-site processing.
- b. This use permit does not allow for cannabis wholesale nursery cultivation.
- c. This use permit allows for cannabis distribution and transportation.
- d. This use permit does not allow for cannabis centralized processing, including processing and packaging of cannabis grown on-site and off-site.
- e. This use permit does not allow for cannabis non-volatile manufacturing, including associated post-processing and packaging.
- f. This use permit does not allow for cannabis laboratory testing.
- g. This use permit allows for on-site cannabis cultivation.
- h. This use permit does not allow public access to the cannabis operation.
- i. This use permit does not allow any retail sales on-site or the delivery of cannabis to patients or the public.
- j. If phased construction will occur rather than full buildout of permitted uses, a Phasing Plan shall be submitted for review and approval by Permit Sonoma staff within 90 days of Use Permit approval. At a minimum, the Phasing Plan shall include a floor plan and corresponding table disclosing the following for each room:
  - i. Room identifier/label.
  - ii. Square footage per room.
  - iii. Canopy area per room.
  - iv. Use (e.g., flower, vegetative propagation, processing, distribution).
  - v. Proposed phase and timeline for each phase



- k. The use shall be operated in accordance with the proposal statement, operational plans, and floor plan located in File No. UPC17-0012 as modified by these conditions.
  - l. This use permit renewal shall supersede all prior use permits upon implementation or when all the pre-operational conditions have been met and the Use Permit Certificate is issued for operation.
10. Propagation Area. This use permit allows for 0.00 square feet of indoor propagation, 0.00 square feet of mixed light propagation, and 0.00 square feet of outdoor propagation, for a total cannabis propagation canopy area of 0.00 square feet. The applicant/operator shall not increase propagation area beyond 0.00 square feet at this location without prior approval from Permit Sonoma staff.
11. Cultivation Area. This use permit allows for 500 square feet of indoor cultivation, 0.00 square feet of mixed light cultivation, 1,968 square feet of outdoor cultivation (up to 50 plants), and 0.00 square feet of wholesale nursery cultivation, for a total cannabis cultivation canopy area of 2,468 square feet. The applicant/operator shall not increase cultivation area beyond 2,468 square feet at this location without prior approval from Permit Sonoma staff.
12. Hours of Operation. Cultivation and processing operations are allowed to occur 24 hours per day, 7 days a week. Deliveries and shipping operations are limited to the hours of 8:00 am to 5:00 pm, Monday through Friday.
13. Operational Requirements. The operation shall conform to the standards established by County Code Sections 26-88-250 through 26-88-256, and all other applicable requirements for the specific type of use and those of the underlying base zone, including the following:
14. Special Events. Tastings, promotional activities, and events are prohibited by Sonoma County Code Section 26-88-250(c) and therefore are also prohibited by this Cannabis Use Permit.
15. Term of Permit. This is a limited-term permit and does not run with the land. No property interest, vested right, or entitlement to receive a future permit to operate a cannabis use shall ever inure to the benefit of the permit holder as such permits are revocable and shall expire (Section 26-88-250 (e)). This permit for cannabis uses shall be issued to the applicant/operator for a period not to exceed five years from the date of issuance of the Use Permit Certificate and shall be subject to permit renewals. The Use Permit Certificate for UPC17-0012 shall expire five years after issuance unless the applicant/operator applies for and is granted a permit renewal. The applicant/operator must apply for permit



renewal at least 90 days prior to expiration of the permit to avoid interruption of service.

16. Operator(s) and Employees:

- a. The applicant/operator and all employees must be age 21 years or older. This use permit allows for a maximum of three (3) employees on-site at any time.
- b. The applicant/operator shall be subject to background search and shall not be able to continue operations if there are any felony convictions, as specified in subdivision (c) of Section 667.5 of the Penal Code and subdivision (c) of Section 1192.7 of the Penal Code.
- c. An applicant/operator providing false or misleading information may result in nullification or revocation of this issued use permit.

17. Ownership Changes. Written notification shall be provided to Permit Sonoma prior to any of the following changes: 1) a new person meeting the definition of cannabis business owner of the permit holder, 2) change in business entity type of the permit holder, 3) change in legal business name of the permit holder, 4) a new person serving as operator of the permit holder, or 5) a new property owner. Supporting documentation shall be submitted to Permit Sonoma within 30 days of any of the aforementioned changes.

18. Tracking. The applicant/operator shall comply with any labeling, testing, and track and trace program established by the County and state agencies. The Operator must maintain records tracking all commercial medical cannabis production and products and shall make all records related to commercial medical cannabis activity available to the County upon request.

19. State Licensing. The applicant/operator shall be required to obtain a state license and shall comply with any applicable state licensing requirements, such as operational standards and locational criteria.

20. Occupational Safety. The Operator shall comply with all federal, state and local laws and regulations governing California Agricultural Employers, which may include but is not limited to, federal and state wage and hour laws, CAL/OSHA, OSHA and the California Agricultural Labor Relations Act.

21. Security Plan. The operation shall maintain all aspects of the approved site security plan (held confidentially at Permit Sonoma). This shall, at a minimum, include professionally monitored video surveillance, of which recordings will be kept for at least 30 days,



perimeter fencing, controlled access gates, locking doors, security lighting, and alarms. Weapons and firearms are prohibited. Cash shall be limited at the location to a minimum needed for the daily operations only and shall be placed in a secure location (e.g., locked drawer, safe, or similar storage cabinet with a locking mechanism). A log of security incidents shall be maintained and an annual report shall be submitted to Permit Sonoma by January 31 of each year the permit is active. The reporting shall be provided in a format agreed to by Permit Sonoma staff.

22. Cannabis Materials. All cannabis products shall be stored in a secure area that is not visible to the public and locked at all times. All vendors shall be scheduled in advance and must present valid identification. Any product that fails testing shall be stored in secured storage bins and sent to be destroyed through a third-party cannabis disposal company and managed through the California Track and Trace program.
23. Cultivation Size Limitation. The applicant/operator shall not hold interest or ownership of more than one acre of cannabis cultivation within Sonoma County. The applicant/operator shall not increase the outdoor cultivation area beyond 2,468 square feet at this location without prior approval from Permit Sonoma staff.
24. Canopy Plan. This use permit shall not be vested until a canopy plan is submitted to and reviewed by Permit Sonoma. This plan shall graphically depict all cannabis cultivation areas that contain mature plants. This plan shall calculate the canopy area in square feet, measured in clearly identifiable boundaries of all areas that contain mature plants. The canopy may be noncontiguous, but each unique area included in the total canopy calculation shall be separated by an identifiable boundary that may include, but is not limited to, greenhouse walls, shelves, garden benches, hedgerows, fencing, etc.
25. Odor. The applicant/operator shall install and maintain an odor control air filtration and ventilation system to control humidity and mold and to ensure there will be no off-site odor generated by the cannabis operation. This requirement shall apply to all permanent structures used in the operation. The Project Planner will review plans and construction documents and post construction conditions to ensure compliance with this condition and inspect site prior to final occupancy to ensure there will be no off-site odor and that the odor control air filtration and ventilation system effectively control humidity and mold.

A log of odor incidents, odor control equipment inspection results, and actions taken to resolve any odor issue shall be kept and an annual report shall be submitted to Permit Sonoma by January 31 of each year the permit is active. The reporting shall be provided in a format agreed to by Permit Sonoma staff. Odor complaints received shall be



documented, along with the complaint resolution and the timeframe required to address the odor issue and shall be included in the annual report.

If verified odor complaints are received, Permit Sonoma staff may bring this matter back to the Board of Zoning Adjustments for review of additional measures to reduce odor generation, including daily inspections and reporting. Such inspections could include a walking tour through the interior and around the exterior of each cannabis-containing facility to document any noticeable odor and determine the source, and completion of a checklist verifying that all filtration equipment is functioning properly, that filters have been replaced on schedule, and that routine maintenance is completed on schedule.

For odor complaints related to outdoor cultivation, additional measures to evaluate could include planting of additional buffer or windbreak vegetation to deflect odors upwards to more effectively dissipate into the atmosphere or use of engineered solutions such as Vapor-Phase Systems (Fog Systems).

26. Energy Use. The applicant/operator shall submit and maintain documentation that the operation utilizes 100% renewable energy sources. Enrollment in the Sonoma Clean Power Net Green Metering program shall be submitted and maintained, unless another 100 percent renewable alternative is proposed. Any request to modify the energy provider must be submitted to Permit Sonoma and approved prior to making any change in energy service.
27. Signage. The project approval does not include any signage and signage for the project is not permitted. Signage alluding to the cannabis business is not permitted on any business transport vehicles.
28. Taxes. Cannabis uses must be current on applicable Sonoma County Cannabis Business Taxes and any additional taxes enacted by the voters or this permit may be subject to revocation or non-renewal.
29. Water Efficient Landscaping. Landscaping plans must comply with the County Water Efficient Landscape Ordinance as required by the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). No landscaping improvements are planned.
30. Water Conservation Plan. A Water Conservation Plan for the operation shall be submitted for review and approval by Permit Sonoma. The Plan shall include all reasonably feasible measures to reduce water demand and enhance water resource recovery to the maximum extent feasible. Measures that must be evaluated include installation of ultra-low-flow fixtures, best available conservation technologies for all



water uses, rainwater and stormwater collection systems, and graywater reuse. The approved Water Conservation Plan shall be implemented by the applicant/operator and verified by staff prior to issuance of the Use Permit Certificate or operation of the use.

31. Greenhouse Gas Reduction Plan. A Greenhouse Gas Reduction Plan to reduce greenhouse gas emissions in the design, construction, and long-term operations of the project shall be submitted for review and approval by Permit Sonoma. The Greenhouse Gas Reduction Plan shall include all reasonably feasible measures to reduce greenhouse gas emissions to the maximum extent feasible. Measures that must be evaluated include but are not limited to: best available conservation technologies for all energy and water uses; installation of renewable energy facilities to meet demand on-site; employing best management practices for carbon sequestration, such as no till soils, reduced use of fertilizers, etc. The approved Greenhouse Gas Reduction Plan shall be implemented by the applicant/ operator and verified by staff prior to issuance of the Use Permit Certificate or operation of the use.
32. Stormwater. The applicant/operator shall comply with storm water management requirements to avoid any impacts on on-site drainage conditions.
33. Lighting. Prior to issuance of the use permit, the applicant shall submit an exterior lighting plan for design review (by Permit Sonoma or Design Review Committee). Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion sensor activated. The Project Planner will conduct a site inspection to verify exterior lighting prior to final occupancy. Additional measures for lighting impacts include:
  - a. Lighting plans shall be designed to meet the Lighting Zone (LZ1 for dark areas, LZ2 for rural, LZ3 for urban) standards from Title 24, effective October 2005.
  - b. Parking lot fixtures shall not exceed 20 feet in height. All parking lot and/or street light fixtures shall use full cut-off fixtures.
  - c. All exterior fixtures shall be limited to lamps (light bulbs not exceeding 100 watts).





34. Exterior Modification. Prior to issuance of building permits, any exterior modifications to the building façades or site, including landscaping, parking lot improvements, fencing, lighting, and signage, shall be subject to administrative design review. Razor or barbed wire and similar fencing is not permitted.
35. Use Permit Certificate. A Use Permit Certificate with these conditions, approved proposal statement and approved floor plan shall be maintained on site and made available to county officials upon request.
36. Conformance with Statutes. This use shall be constructed, maintained, and operated in conformance with applicable county and state statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule, or regulation shall be considered a violation of this use permit, making it subject to revocation or modification.

**BUILDING:**

**"Compliance with the conditions below have been verified " BY \_\_\_\_\_ DATE \_\_\_\_\_  
Contact Building Plan Check at 707-565-2095**

37. The applicant/operator shall apply for and obtain building-related permits from Permit Sonoma for any new construction. The necessary applications appear to include, but may not be limited to, an accessibility report and building permit(s). Construction inspections shall have occurred and the building permit(s) finalized prior to occupancy of new or remodeled structure(s). A signed Declaration of Use that complies with the associated Use Permit application shall be submitted with the building permit application package.
38. The Building permit application package will not be "Plan Check Approved" prior to Use Permit conditions specific for this project being approved.
39. Due to the scope of this commercial project, the California Business and Professions Code requires plans and calculations to be prepared by California licensed design professionals (e.g., architects, engineers, etc.). The cover sheet of plans shall identify the full scope of work and shall include an architectural analysis of the proposed project, including occupancies of all spaces, areas, area and height limitations, occupant load factors, occupant loads, exit system requirements, emergency egress, fire-rated construction details, fire separation requirements and fixture requirements. All buildings shall comply with the prescriptive requirements of all applicable codes, including Energy and CALGreen.



40. Application materials shall be consistent with Permit Sonoma's Building/Grading Permit Application Submittal Checklist (Form # CSS-003).
41. All manufacturing uses shall be defined and scoped. All fertilizers, pesticides, corrosives, flammables, explosives and/or toxic materials that may be stored or used at the facility shall be defined, scoped and quantified. A control area analysis shall be provided for any of the above materials which exceed code-prescribed thresholds.
42. Mechanical, electrical and plumbing plans shall be fully detailed. Plumbing system materials used to convey concentrated byproducts of water reuse process equipment shall be identified and detailed from point-of-inlet to point-of-discharge. The path of reclaimed condensate systems and associated storage and conveyance equipment shall be identified and detailed.
43. All permanently installed equipment shall be identified in the appropriate section of the mechanical, electrical, and plumbing plan sheets. Product information shall be included to verify that installation and use of equipment is consistent with manufacturer's listing and/or recommendations.
44. The applicant/operator shall comply with California Building Code (CBC) Section 11B-202.3, which requires that alterations to existing elements or spaces comply with the accessibility requirements of CBC 11B Division 2. For this purpose, a change of use or occupancy classification is considered to be an alteration.
45. All buildings, structures, sidewalks, curbs, and related facilities, intended for use by the public, shall be accessible to and usable by persons with disabilities. Accessible parking shall be provided for both assigned and unassigned and/or visitor spaces per California Building Code (CBC) requirements. Plans shall include details of the path of travel from accessible parking to the area of alteration. All facilities serving the area of alteration shall be made accessible. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent CBC, as determined by the Permit Sonoma Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure.
46. Prior to any site review or field inspections, any materials or systems that could present a danger to inspectors shall be isolated and secured. All field inspection staff shall be



accompanied by personnel familiar with the systems and construction at the project site and capable of describing and controlling equipment.

47. Any structures to be constructed as part of use permit conditions, such as security or sound walls, shall require separate building applications and permits.
48. Any construction existing prior to permit issuance requires submittal and approval of a Concealed Construction Verification Plan, consistent with requirements set forth in Policy # 1-4-2 Concealed Construction Verification Guidelines. The review process shall be included with the review of the building permit application materials. Plan check approval of the Concealed Construction Verification Plan is required for permit issuance. Any work performed without permits will be considered "new work" and will be required to be legalized. Plans shall clearly delineate existing legal construction, construction performed without permits, and new work that is proposed.

#### **GRADING and STORMWATER**

**"Compliance with the conditions below have been verified " BY \_\_\_\_\_ DATE \_\_\_\_\_  
Contact Permit Sonoma Grading & Storm Water Section at (707) 565-1691**

49. Grading and/or building permits require review and approval by the Grading & Storm Water Section of Permit Sonoma prior to issuance. Grading permit applications shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations.
50. A drainage report for the proposed project shall be prepared by a civil engineer, currently registered in the State of California, submitted with the grading and/or building permit application, and be subject to review and approval by the Grading & Storm Water Section of Permit Sonoma. The drainage report shall include, at a minimum, a project narrative, on- and off-site hydrology maps, hydrologic calculations, hydraulic calculations, and pre- and post-development analysis for all relevant existing and proposed drainage facilities. The drainage report shall abide by and contain all applicable items in the Drainage Report Required Contents (DRN-006) handout.
51. Drainage improvements shall be designed by a civil engineer, currently registered in the State of California, and in accordance with the Sonoma County Water Agency Flood Control Design Criteria. Drainage improvements shall be shown on the grading/site plans and be submitted to the Grading & Storm Water Section of Permit Sonoma for review and approval. Drainage improvements shall maintain off-site natural drainage patterns, limit post-development storm water quantities and pollutant discharges in compliance with Permit Sonoma's best management practices guide, and shall abide by



all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations. Existing drainage patterns shall be maintained, to the maximum extent practicable, to not adversely impact adjacent properties or drainage systems. Proposed drainage improvements shall not adversely impact adjacent properties or drainage systems.

52. The applicant/operator shall provide grading plans, prepared by a civil engineer currently registered in the State of California, which clearly indicate the nature and extent of the work proposed and include all existing and proposed land features, elevations, roads, driveways, buildings, limits of grading, limits of disturbed area/total work, adequate grading cross sections, and drainage facilities, such as swales, channels, closed conduits, or drainage structures. The grading plans shall abide by and contain all applicable items from the *Grading Permit Required Application Contents (GRD-004)* handout.
53. As part of the grading plans, the applicant/operator shall include an erosion prevention/sediment control plan which clearly shows best management practices to be implemented, limits of disturbed areas/total work, vegetated areas to be preserved, and pertinent details, notes, and specifications to prevent damages or minimize adverse impacts to the surrounding properties and the environment. Tracking of soil or construction debris into the public right-of-way shall be prohibited. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands. The erosion prevention/sediment control plan shall abide by and contain all applicable items in the *Grading Permit Required Application Contents (GRD-004)* handout.
54. Residue or polluted runoff from the cultivation and/or production areas/activities shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Cultivation areas and production areas shall be covered or drain directly to a proper waste disposal system. No diversion valves shall be allowed.
55. Runoff from waste receptacles or outside washing areas shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Areas used for waste receptacles and outside washing areas shall be covered or separated from the rest of the project site by grade breaks that prevent storm water run-on. Any surface water flow from a waste receptacle or outside washing area shall not be permitted to enter the storm drain system without receiving appropriate treatment.
56. Grading and land disturbance shall be setback from streams a minimum of 25 feet from the top of stream bank.



57. Any waterway setbacks, including but not limited to building setbacks, grading setbacks, or riparian corridor setbacks, shall be clearly shown and noted on the grading/site plans.
58. A waterway setback analysis shall be prepared to determine the most stringent composite waterway setback, be submitted with the grading and/or building permit application and be subject to review and approval by the Grading & Storm Water Section of Permit Sonoma. At a minimum, building, grading, riparian corridor, and floodway limits setbacks shall be included in the waterway setback analysis. The most stringent composite waterway setback shall be clearly shown and noted on the grading/site plans.
59. Before construction may begin near a waterway, a protective construction fence shall be placed in such a manner to allow the proposed development while preventing land disturbance adjacent to the waterway. The protective construction fence shall be shown and noted on the grading/site plans.
60. Any stream crossing, such as a bridge or culvert, shall maintain at least one foot of freeboard between the 100-year water surface elevation the lowest structural component or soffit of culvert.
61. Drainage easements are required to convey storm water runoff through any neighboring properties. Drainage easements shall be clearly shown and noted on the grading/site plans. The applicant/operator shall be responsible for obtaining or creating drainage easements necessary for the proposed project prior to grading or building permit issuance. Any proposed drainage easements shall be private easements unless otherwise approved by the Department of Transportation and Public Works.
62. If the cumulative land disturbance of the project is equal to or greater than one (1) acre, then the project is subject to National Pollutant Discharge Elimination System (NPDES) requirements and must obtain coverage under the State Water Resource Control Board's General Construction Permit (General Permit). Documentation of coverage under the General Permit must be submitted to the Grading & Storm Water Section of Permit Sonoma prior to issuance of any grading permit for the proposed project.
63. The applicant/operator shall contact the North Coast Regional Water Quality Control Board and obtain any necessary permits or waivers for proposed work in or near a waterway. The applicant/operator shall provide said documentation to the Grading &



Storm Water Section of Permit Sonoma prior to issuance of any permit for work within 25 feet of a waterway.

64. The applicant/operator shall contact the California Department of Fish & Wildlife and obtain any necessary permits or waivers for proposed work in or near a waterway. The applicant shall provide said documentation to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any permit work within 25 feet of a waterway.
65. The applicant/operator shall contact the U.S. Army Corps of Engineers and obtain any necessary permits or waivers for proposed work in or near a wetland or navigable waters. The applicant/operator shall provide said documentation to the Grading & Storm Water Section of Permit Sonoma prior to issuance of any permit for work within 25 feet of a wetland or navigable waters.
66. A roiling permit from Permit Sonoma shall be obtained prior to start of work within any active waterway.

**NATURAL RESOURCES GEOLOGIST :**

**"Compliance with the conditions below have been verified " BY \_\_\_\_\_ DATE \_\_\_\_\_  
Contact Permit Sonoma Natural Resources Geologist at (707) 565-1352**

**PRIOR TO VESTING THE USE PERMIT:**

**Water:**

67. Prior to vesting the use, a rainwater capture system with a minimum storage capacity of 15,000 gallons shall be installed, subject to approval by Permit Sonoma.
68. Prior to operation, all water conservation measures and equipment described in any approved Water Conservation Plan shall be installed, subject to approval by Permit Sonoma.

**OPERATIONAL REQUIREMENTS:**

69. Captured rainwater shall be the primary source of irrigation water for cannabis cultivation.
70. All water conservation measures described in the most recent Water Conservation Plan shall be implemented. Alternative methods or technology of equal or better water



efficiency may be used or installed with update and approval of the Water Conservation Plan. Equipment and fixtures shall be maintained in good working order. If replaced, equipment and fixtures of equivalent or better water use efficiency shall be installed.

**FIRE AND EMERGENCY SERVICES:**

**"Compliance with the conditions below have been verified " BY \_\_\_\_\_ DATE \_\_\_\_\_  
Contact Fire and Emergency Services at (707)-565-2191**

71. Due to the scope of this project, a Fire Services Pre-Construction meeting may be required at the request of the fire code official.
72. The subject property (or properties) must be in full compliance with Building Code regulations, Fire Code Regulations and Hazardous Materials regulations prior to occupancy of the buildings and use of the property, unless there is written approval by the fire code official.
  - a. A fire inspection shall be conducted by the Sonoma County Fire and Emergency Services Department to determine if the subject property (or properties) is currently in full compliance with applicable Building Code regulations, Fire Code Regulations and Hazardous Materials regulations.
  - b. The Sonoma County Fire and Emergency Services Department may charge and collect a fee for the inspection in an amount, as determined by the county, sufficient to pay the costs of the inspection.
  - c. Permanent Building (s) shall be fire sprinklered and contain a fire alarm system consistent with the occupancy type. Existing sprinklered or non-sprinklered buildings shall be verified based on design to be in compliance with the specific occupancy type.
73. If this project is determined to be a "Project" according to the California Environmental Quality Act (CEQA), the Sonoma County Fire and Emergency Services shall be listed as a Responsible Agency for purposes of review and comment.
74. Where no applicable standards or requirements are set forth within the California Fire Code, the Sonoma County Code, or other laws, codes, regulations, and ordinances adopted by the jurisdiction shall apply. Compliance with applicable standards of the National Fire Protection Association shall be used in addition to the codes, regulations and ordinances adopted by the jurisdiction to meet the intent of the codes.

**Operational Permits:**



**Sonoma County Permit and Resource Management Department**  
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900  
[www.PermitSonoma.org](http://www.PermitSonoma.org)



75. The applicant/operator shall obtain all applicable Fire Code operational permits prior to the initiation of any activity where an operational permit is required by the California Fire Code, as adopted and amended by Sonoma County Code for cannabis-type operations. (CFC Sec. 105.6.50(11)).
76. An annual fire safety inspection is required for any facility requiring a Fire Code Operational Permit. The county or fire district which inspects the facility may charge and collect a fee for the inspection from the owner of the facility in an amount, as determined by the county or fire district, sufficient to pay the costs of the inspection.

**Construction Permits:**

77. Applicable Fire Code construction permits shall be obtained prior to any construction that would require such permit required by California Fire Code as adopted and amended by Sonoma County Code.

**Emergency Planning and Response:**

78. A Fire Protection plan shall be provided and shall include information about the property including, but not limited to, the following. (See Chapter 4 of the California Fire Code and <http://sonomacounty.ca.gov/FES/Fire-Prevention/Cannabis/>)
- a. Emergency Contacts
  - b. Address
  - c. Property owner
  - d. Site map with property lines
  - e. Fire access roads including gates
  - f. Water supplies and hydrants
  - g. Location of hazardous materials
  - h. Utilities
  - i. Floor plans showing intended use of each room/area
  - j. Employee training for use of regulated materials in the fire code:
    - i. When required by the local fire jurisdiction, special processing of cannabis may require the facility to have identified trained staff, including a main point of contact to oversee and train employees in the special process.
    - ii. This process shall have on-site training records for review and a manual to address emergencies associated with the special process. (Example is extraction equipment)





**Access:**

79. To facilitate locating an emergency and to avoid delays in response, all existing and newly constructed or approved roadways and buildings, whether public or private, shall provide for safe, concurrent access for emergency fire apparatus and civilian evacuation, provide unobstructed traffic circulation during an emergency, and shall be constructed and maintained as required by Sonoma County Fire Safe Standards and the California Fire Code, as adopted and amended by Sonoma County Code. The following items shall be approved by the fire code official prior to operation:

- a. All roadway structures, such as bridges and crossings, that are part of an emergency access shall have their allowable weight limit (as determined by an engineer qualified to evaluate roadway structures) posted as required by the California Fire Code, as adopted and amended by Sonoma County Code.
- b. All roadways shall be identified by approved road names posted on signs that are clearly visible and legible from the roadway and at interchanges, as required by the California Fire Code, as adopted and amended by Sonoma County Code, and as required by Sonoma County Fire Safe Standards.
- c. All buildings shall be identified by approved address numbers, posted on signs that are clearly visible and legible from the roadway and at interchanges, as required by the California Fire Code, as adopted and amended by Sonoma County Code, and as required by Sonoma County Fire Safe Standards.
- d. Individual parcels, buildings, or groups of buildings served by a private driveway or similar roadway system, shall be provided with an address directory as determined by the County Fire Marshal. The address directory shall be placed at the intersection of those roads, streets and/or private lanes. The directory shall be maintained by the property owner, Homeowner's Association, or other individual or group in charge of the property.

80. A fire department key switch (Knox Key System or pad lock) shall be installed at the secondary private gate.

81. The existing vehicle turnout on the private access road shall be maintained.

**Water Supply:**

82. Emergency water supply for fire protection shall be available and accessible in locations, quantities and delivery rates as specified in the California Fire Code, as adopted and amended by Sonoma County Code.



**Vegetation Management:**

- 83. To reduce the intensity of any conflagration caused by the proposed project, vegetation management shall be in accordance with the California Fire Code, as adopted and amended by Sonoma County Code and Sonoma County Fire Safe Standards.
- 84. The parcel shall have a reduction of fuel around the indoor cultivation structure.
- 85. Fuel management shall continue along the private access road for maintenance.
- 86. The horizontal and vertical vegetation shall be code compliant for looped driveway of the project parcel.
- 87. The applicant's LPG tank shall have code required setbacks from vegetation.

**Occupancy:**

- 88. Prior to occupancy, written approval that the required improvements and comments have been addressed and/or corrected shall be provided to Permit Sonoma from the County Fire Marshal/Local Fire Protection District.

**ENVIRONMENTAL HEALTH**

**"Compliance with the conditions below have been verified " BY \_\_\_\_\_ DATE \_\_\_\_\_  
Contact Sonoma County Environmental Health at (707) 565-6562**

- 89. If composting on site is proposed, a review of the proposal is required by the Sonoma County Local Enforcement Agency for Solid Waste to determine if a Solid Waste Permit is required prior to commencing operations.

**HEALTH (Permit Sonoma):**

**"Compliance with the conditions below have been verified " BY \_\_\_\_\_ DATE \_\_\_\_\_  
Contact Permit Sonoma Project Review Health Specialist at (707) 565-1924**

**PRIOR TO VESTING THE USE PERMIT:**

NOTE: Prior to building permit issuance, please submit the following condition compliance requirements as one completed submittal package to the Project Review Health Specialist.



## Water

90. Prior to building permit issuance and project operation, provide the Project Review Health Specialist with the bacteriological (E. Coli and total coliform) arsenic and nitrate analysis results of a sample of project site water tested by a State-certified lab. The applicant/operator shall submit a copy of the State Certified Lab report to the Project Review Health Specialist for review. If the analysis shows contamination, the applicant/operator will be required to treat the well per County requirements and then to re-test the well. If the contamination cannot be cleared from the well, destruction under permit of this Department may be required. As an alternative to the well destruction, the applicant/operator may initiate a permanent water treatment program subject to the following requirements prior to issuance of a building permit and/or commencement of project operation:

- a. A deed restriction running with the land and acceptable to Permit Sonoma and County Counsel notifying subsequent property owners that treatment of the water supply is required as a condition of this Use Permit in order to meet State and Federal Maximum Contaminant Levels (MCL's) and provide potable water to all plumbing fixtures.
- b. Proof of a contract with a qualified service provider shall be submitted for routine/diagnostic water testing, monitoring, maintenance, and record keeping of the water supply system. Initial water test results before and after the water treatment device shall be submitted to Permit Sonoma Project Review Health Specialist.

## Septic:

91. The applicant shall have a capacity/wastewater flow analysis and proper functioning of the wastewater system inspection completed by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources granted in the Revised Use Permit.

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the PRMD Well and Septic Section and may require both soils analysis, groundwater and percolation testing. If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to



exceed the on-site disposal capabilities of the project site and attendant easements. The applicant/operator shall submit final clearance from the Well and Septic Section that all required septic system testing and design elements have been met to the Project Review Health Specialist.

92. Toilet facilities shall be provided for employees. The applicant/operator shall submit a copy of the Floor Plan showing the location of the restrooms to the Project Review Health Specialist, prior to issuance of building permits.

**PRIOR TO OCCUPANCY:**

**Water:**

93. Prior to project operation, the applicant/operator shall have the proposed water supply system evaluated for potential contamination or pollution via backflow by an American Water Works Association-certified Cross-Connection Control Specialist. The recommendations for cross-connection control shall, at a minimum, meet the requirements of the 2016 California Plumbing Code and subsequent editions adopted by Sonoma County. The applicant/operator shall submit a copy of the Cross-Connection Control Specialist's initial report to the Project Review Health Specialist for review.
94. Prior to project operation, backflow prevention devices shall be installed on the water supply system, as recommended, following concurrence with the hazard evaluation and recommendations for cross-connection control report by Permit Sonoma. The applicant/operator shall submit a letter from the Cross-Connection Control Specialist to the Project Review Health Specialist stating that backflow prevention has been installed as recommended.

**Septic:**

95. Prior to project operation, all wastewater plumbing shall be connected to a sewage disposal system that has been constructed under permit for the proposed use by the Permit Sonoma Well and Septic Section. The applicant/operator shall submit a final clearance from the Well & Septic Specialist to the Project Review Health Specialist, indicating that all required septic system testing, design elements, construction inspections have been met and that any required operating permits have been obtained.



**Solid Waste:**

96. Prior to project operation, the applicant/operator shall submit a cannabis solid waste management plan with the compost and trash enclosure design to the Permit Sonoma Project Review Health Specialist for review and approval. No visually recognizable cannabis, or materials that smell like cannabis shall be disposed of as ordinary refuse. All cannabis waste shall be ground, chipped or shredded as necessary and mixed with suitable materials and composted until it is no longer recognizable as cannabis by sight or smell.

**OPERATIONAL REQUIREMENTS:**

**Water:**

97. The property owner or lease holder shall have the backflow prevention assembly tested by an American Water Works Association-certified Backflow Prevention Assembly Tester at the time of installation, repair, or relocation and at least on an annual schedule thereafter.
98. A safe, potable water supply shall be provided and maintained.

**Septic:**

99. The property owner or lease holder shall maintain the Annual Operating Permit for any package treatment plant, alternative (mound or pressure distribution), or experimental sewage disposal system installed per Sonoma County Code 24-32, and all applicable Waste Discharge Requirements set by the Regional Water Quality Control Board.
100. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
101. All future sewage disposal system repairs shall be completed in the Designated Reserve areas and shall meet Class I Standards. Alternate reserve areas may be designated if soil evaluation and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area. If wastewater ponds or a package treatment plant are needed, then a modification of the Use Permit may be required, as determined by Permit Sonoma.

**Noise:**



102. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c), as measured at the exterior property line of any affected residential or sensitive land use:

TABLE NE-2: Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric <sup>1</sup> , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (4 minutes 48 seconds in any hour)	60	55
L02 (72 seconds in any hour)	65	60
<sup>1</sup> The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 72 seconds in any hour.		

103. If noise complaints are received from nearby residents, and they appear to be valid complaints, then the applicant/operator shall conduct a Noise Study to determine if the current operations meet noise standards and to identify any additional noise Mitigation Measures that may be necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within 60 days of notification from Permit Sonoma that a noise complaint has been received. The applicant/operator shall implement any additional Mitigation Measures needed to meet noise standards.

**Solid Waste:**

104. All non-cannabis waste and recycling shall be stored in a secure area and waste containing cannabis must be made unusable and unrecognizable prior to leaving the licensed premises by grinding and incorporating the cannabis waste with non-consumable, solid wastes listed below, such that the resulting mixture is at least 50 percent non-marijuana waste: a. Paper waste; b. Cardboard waste; c. Food waste; or other compostable oil waste; and other wastes approved by the County that will render the cannabis waste unusable and unrecognizable.

105. All garbage and refuse on this site shall be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers



with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall not be accumulated or stored for more than seven calendar days and shall be properly disposed of at a County transfer Station or County Landfill before the end of the seventh day.

**Smoking:**

106. Smoking is prohibited at any public event, in any dining area, service area (including entry lines or ticket purchase lines) and in any enclosed area that is a place of employment (Sonoma County Code 32-6). "No Smoking" signs shall be conspicuously posted at the point of entry into every building where smoking is prohibited by Chapter 32 of the Sonoma County Code. The California Health and Safety Code (Section 113978) also requires the posting of "No Smoking" signs in all food preparation areas, all retail food storage areas, and all food utensil washing areas. Note that Health and Safety Code Section 113781 definition of food includes any beverage intended for human consumption.

107. A "Designated Smoking Area" may be established in unenclosed areas consistent with Sonoma County Code Section 32-3. Designated Smoking Areas must be at least 25 feet away from any building or area where smoking is prohibited, must be conspicuously identified by signs as a smoking area, and shall be equipped with ash trays or ash cans.

**SONOMA COUNTY TRANSPORTATION AND PUBLIC WORKS:**

**"Compliance with the conditions below have been verified" BY \_\_\_\_\_ DATE \_\_\_\_\_**

**Contact Transportation & Public Works at 707-565-2231**

**Intersections of Roads and Driveways:**

108. The applicant/operator shall maintain all existing and proposed vegetation within the public right-of-way of London Ranch Road at the intersection of the private access road to preserve the sight distance triangles necessary to achieve the maximum possible sight distance at this intersection of the private roadway and public roadway.

109. The applicant/operator shall not construct, install or place any monuments and/or signs resulting from this proposal within the necessary sight distance triangles required to achieve the maximum possible sight distance at the intersection of London Ranch Road and the private access road.

**GENERAL OPERATIONAL CONDITIONS:**



**Sonoma County Permit and Resource Management Department**  
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900  
[www.PermitSonoma.org](http://www.PermitSonoma.org)



**The Use Permit and operation of the use are subject to the following general provisions:**

110. Any proposed modification, alteration, and/or expansion of the use authorized by this use permit shall require the prior review and approval of Permit Sonoma or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified use permit and additional environmental review, if warranted.
111. The Director of Permit Sonoma is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant/operator must submit a written request to Permit Sonoma demonstrating that the condition(s) is infeasible due to specific constraints (e.g., lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. Permit Sonoma shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by Permit Sonoma are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from Permit Sonoma and shall not affect the original permit approval date or the term for expiration of the permit.
112. This permit may be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.
113. In any case where a use permit has not been used (as evidenced by issuance of a Use Permit Certificate to operate) within two (2) years after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.