

Board of Supervisors

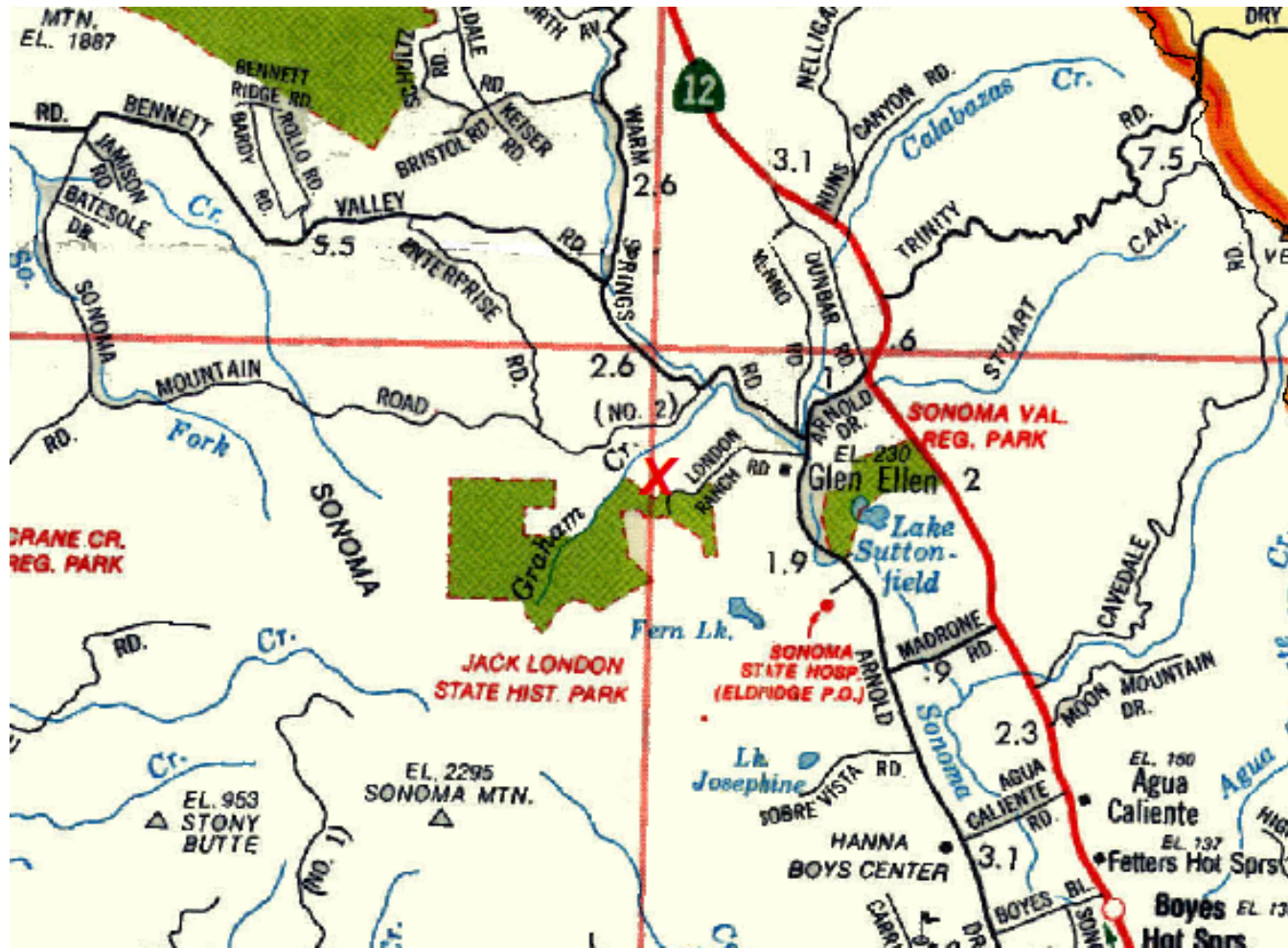
August 12, 2020

Glentucky Family Farm, LLC, Indoor & Outdoor Cannabis Cultivation

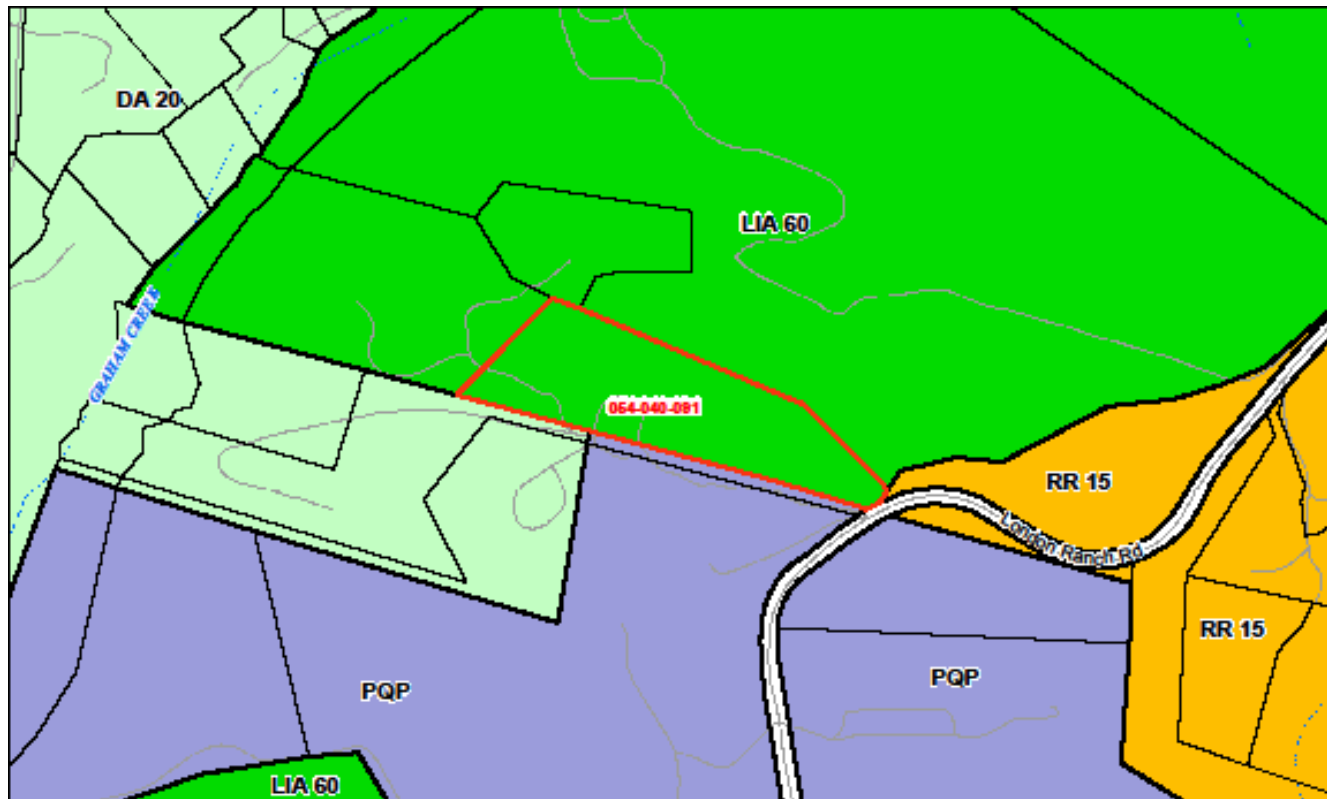
**2211 London Ranch Road, Glen Ellen
UPC17-0012, Use Permit
Kumail Raza - MIG**



Vicinity Map



Land Use Map



General Plan Land Use

Diverse Agriculture	General Commercial
Land Extensive Agriculture	Limited Commercial
Land Intensive Agriculture	Limited Commercial Traffic Sensitive
Resources & Rural Development	General Industrial
Rural Residential	Limited Industrial
Urban Residential	Public / Quasi-Public
Recreation / Visitor-Serving Commercial	

Planning Area Policy
Affordable Housing
City

Base Map Data

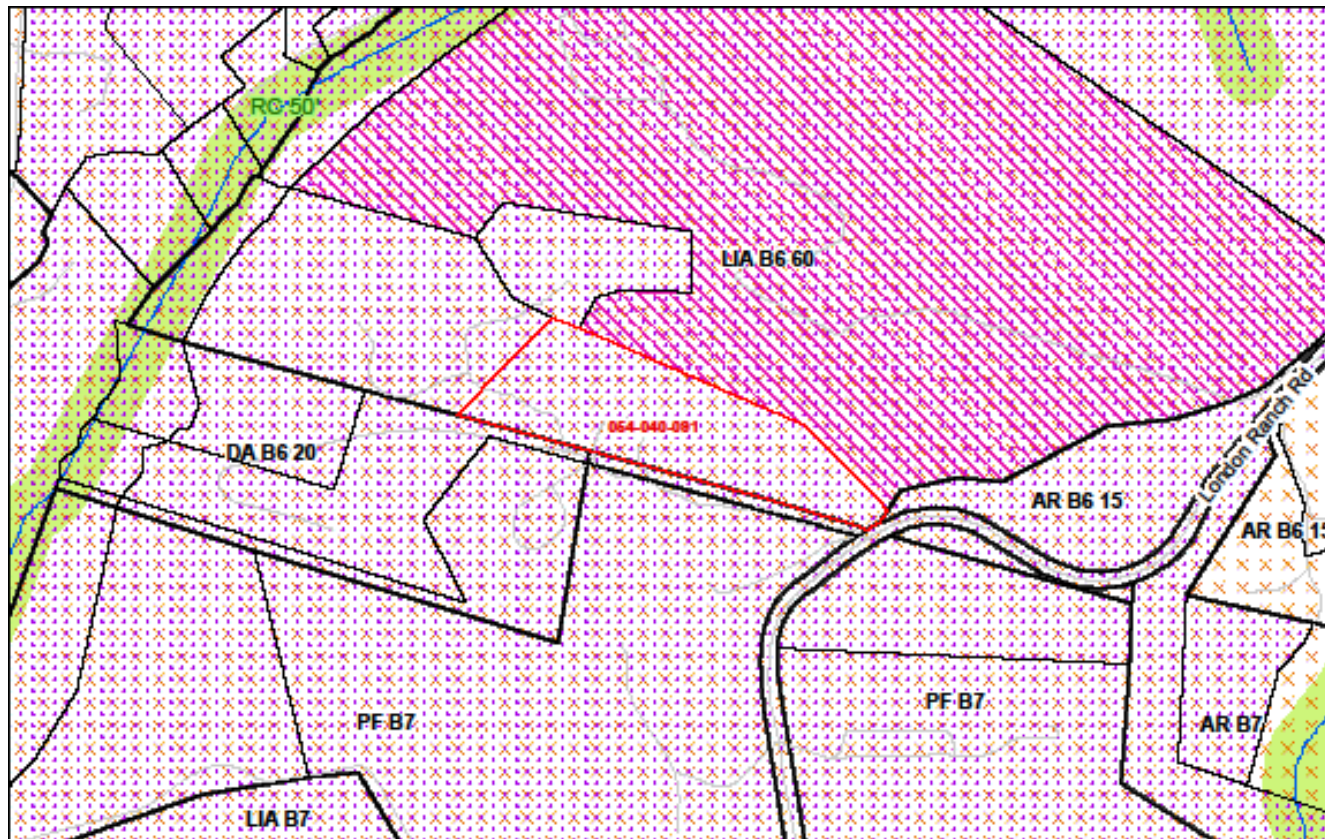
Parcel
Street
Intermittent Stream



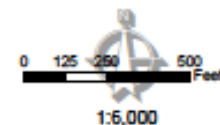
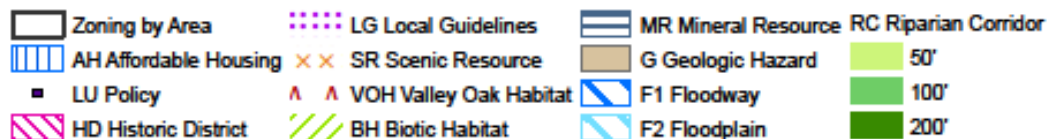
1:6,000

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

Zoning Map



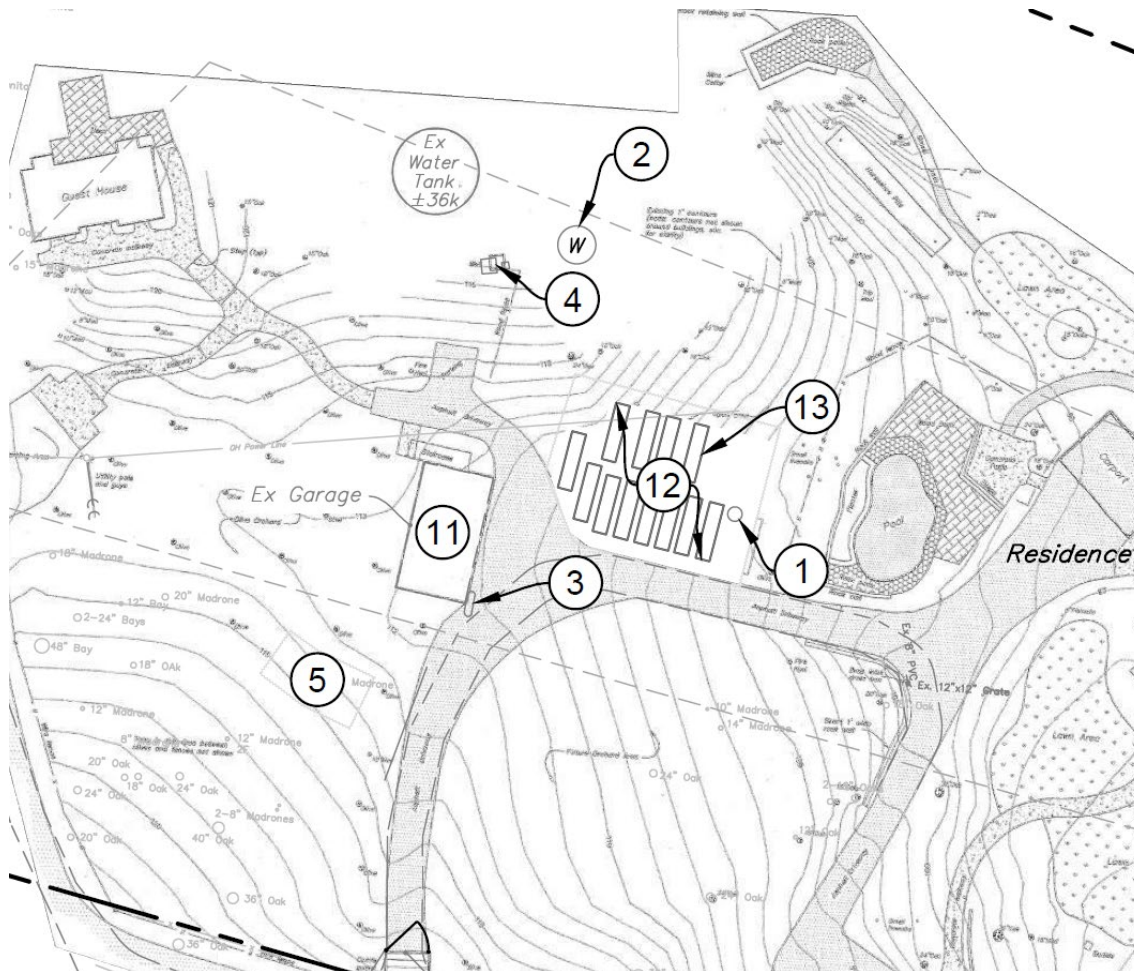
Zoning and Combining Districts



Surrounding Land Uses



Project Proposal & Site Plan



- ① 200 Gal. Water Reclamation Tank
- ② 5000 Gal. Water Tanks
- ③ 550 Gal Rain Water Tank
- ④ Well/Structure
- ⑤ Designated Cannabis Compost Area
- ⑥ Designated Vegetable Compost Area
- ⑦ Designated Vegetable Crop Area
- ⑧ Hoop House Structure (Vegetable/herbs only)
- ⑨ Green House (Vegetable/herbs only)
- ⑩ Shed/Barn
- ⑪ Indoor Cannabis Cultivation Structure
- ⑫ Outdoor Cannabis Cultivation Area
- ⑬ Raised Planter Beds for Outdoor Cultivation

General Plan Consistency

Land Intensive Agriculture

- ❑ Cannabis cultivation allowed
- ❑ Land protected for Agricultural Use
- ✓ All existing agricultural uses preserved
- ✓ No new structures
- ✓ Character of the land remains agricultural

Zoning Consistency

Base Zoning – Land Intensive Agriculture	Project Compliance	
Commercial cannabis allowed by Use Permit	✓	
Maximum Agricultural building height 50 ft	✓	15 ft
Maximum lot coverage 33,715 sq ft	✓	8,890 sq ft
Riparian corridor setback 100 ft	✓	1,400 ft

Zoning Consistency

Cannabis Ordinance	Project Compliance	
Maximum total cultivation 1 acre (43,560 sq ft)	✓	2,468 sq ft
Site Security Plan	✓	Meets standards
Odor	✓	Meets standards
Energy 100% renewable	✓	Meets standards
Groundwater/Water Use (Net Zero)	✓	Meets standards
Minimum lot size 10 acres	✓	Exempt

Project Assessment

14 letters/comments in support of project, 5 opposed

1. Proximity to Jack London State Historic Park
2. Eligibility for 'Pipeline' Provision (lot size)

Project Assessment: Proximity to Jack London State Historic Park



Project Assessment: Proximity to Jack London State Historic Park

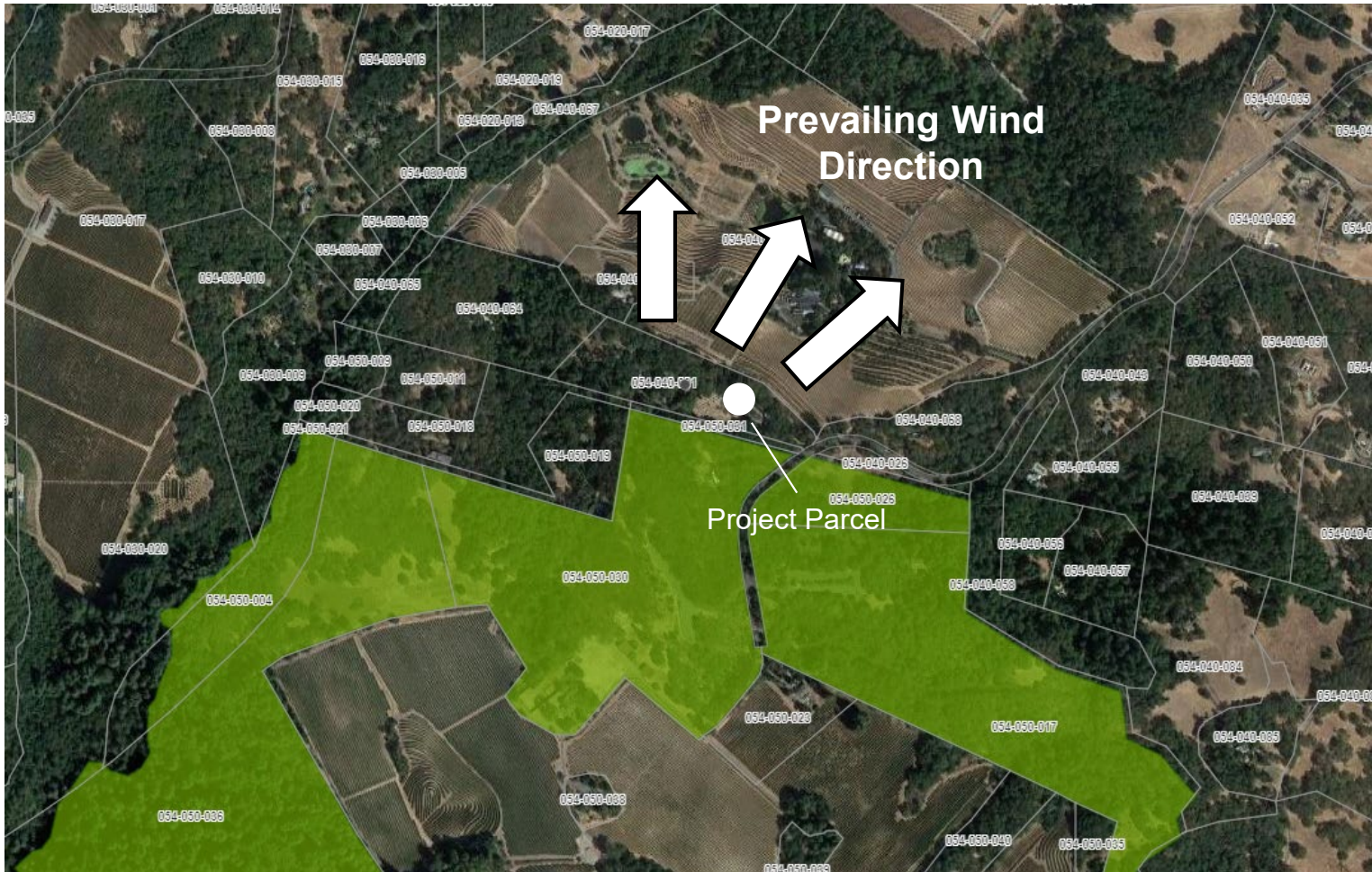


Upper lot, looking
toward project site
(850 feet away)



Nearest trailhead,
looking toward project
site (750 feet away)

Project Assessment: Proximity to Jack London State Historic Park



Project Assessment: Proximity to Jack London State Historic Park



Lower lot, looking
toward project site
(1,100 feet away)



Lower lot trail, looking
toward project site
(1,450 feet away)

Project Assessment:

Eligibility for 'Pipeline' Provision

- Application *deemed complete* for processing on December 27, 2017, well before new Ordinance's effective date of November 16, 2018
- Application determined to be complete for processing prior to effective date of new ordinance, eligible for approval under County Code

Environmental Determination

- Categorically Exempt under § 15301 Existing Facilities & § 15303 Conversion of Small Structures

Staff Recommendation

- A. Exercise original jurisdiction over application.
- B. Adopt a Resolution approving a commercial cannabis operation and allowing for a park setback reduction, and finding the project categorically exempt from CEQA.

End of Presentation:
Questions?

