



County of Sonoma
Permit & Resource Management Department

Sonoma County Board of Zoning Adjustments Actions

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

June 9, 2022
Meeting No.: 22-09

Roll Call

Greg Carr, District 1
Pat Gilardi, District 2
Absent, District 4
Eric Koenigshofer, District 5
Jacquelynne Ocaña, District 2, Chair

Staff Members

Scott Orr, Deputy Director
Marina Herrera, Planner III
Crystal Acker, Supervising Planner
Liz Goebel, Secretary
Jennifer Klein, Chief Deputy County Counsel

Board of Zoning Adjustments Regular Calendar

Item No.: 1

Time: 1:05 PM
File: UPC17-0011
Applicant: Nicholas Adan
Owner: Lance Morgan and Cory Meyer
Cont. from: Not Applicable
Staff: Marina Herrera
Env. Doc: Proposed Mitigated Negative Declaration
Proposal: A five-year limited term Use Permit for commercial cannabis cultivation operation, including 8,100 square feet of mixed light cannabis cultivation to be contained within three 2,700 square foot greenhouse structures and one 1,350 square foot mixed-light propagation greenhouse. A 2,400 square foot structure will be used for onsite processing, storage, and office operations. Operations are proposed to occur 24 hours per day, 7 days a week. Deliveries would be limited to 8:00 a.m. to 5:00 p.m. Monday through Friday. The operation will employ 1 full-time employee and 3 part time employees, for a maximum of 4 employees. The operation will occur on a 5.25-acre parcel located at 5091 Arnold Drive, Sonoma.
Location: 5091 Arnold Dr., Sonoma
APN: 142-062-008
District: One
Zoning: DA (Diverse Agriculture), B6 (10-acre maximum density), RC 50/50 (Riparian Corridor 50 feet/50 feet), RC 100/50 (Riparian Corridor 100 feet/50 feet), VOH (Valley Oak Habitat)

Action: **Commissioner Carr** motioned to continue the item to a date uncertain. Seconded by **Commissioner Gilardi** and approved with a 4-0-1 vote.

Appeal Deadline: Not Applicable
Resolution No.: Not Applicable

Vote:

Commissioner Carr	Aye
Commissioner Gilardi	Aye
Commissioner Deas	Absent
Commissioner Koenigshofer	Aye
Commissioner Ocaña	Aye

Ayes: 4
Noes: 0
Absent: 1
Abstain: 0

Item No.: 2

Time: 1:30 PM
File: UPC17-0020
Applicant: The Highland Canopy, LLC, Samuel Magruder
Owner: Sonoma Hills Farm, LLC
Cont. from: Not Applicable
Staff: Crystal Acker
Env. Doc: Mitigated Negative Declaration
Proposal: Request to approve successful completion of a Two-Year Review of the outdoor cultivation operation, as required by Condition of Approval, and to extend the outdoor cultivation operation to the full five-year permit term.
Location: 334 Purvine Rd., Petaluma
APN: 022-230-020
District: Two
Zoning: Land Extensive Agriculture 100-acre density (LEA B6 100), Accessory Dwelling Unit Exclusion (Z)

Action: **Commissioner Carr** motioned to approve the staff recommendation. Seconded by **Commissioner Koenigshofer** and approved with a 4-0-1 vote.

Appeal Deadline: Not Applicable
Resolution No.: 22-07

Vote:

Commissioner Carr	Aye
Commissioner Gilardi	Aye
Commissioner Deas	Absent
Commissioner Koenigshofer	Aye
Commissioner Ocaña	Aye

Ayes: 4
Noes: 0
Absent: 1
Abstain: 0